



Elmlea, Abbey Road Ewenny Bridgend CF35 5BN

£575,000 Freehold

pa black



Elmlea, Abbey Road Ewenny Bridgend CF35 5BN

A beautifully modernised and completely refurbished extended detached five bedroom bespoke property occupying 1/3 acre and approached from a country lane.

The property has been substantially enlarged by the current owner to provide a very spacious and exceptionally well designed family home with versatile living space and a delightful location.

Nestled within the hamlet village of Ewenny, walking distance to Corntown this capacious residence enjoys the special benefit of a large and well planned level sunny garden with stylish sun terrace and decked BBQ area.

This unique home enjoys an idyllic semi-rural location, yet is still within easy driving distance to the coastal beaches of Ogmore By Sea, Cowbridge Market Town and the M4. Children attend Cowbridge High School whilst local primary schools are within easy reach.

Approached from a wide entrance leading into a large 12 car drive and turning area this impeccable home includes a large attached double garage with utility area plus internal courtesy door leading into a impressive bespoke central reception hall, equipped with an oak staircase with clear glass panels and oak balustrade.

The Property

The property also includes high ceilings to the ground floor, contemporary oak internal doors with chrome handles, new gas heating with panel radiators(2016), a full re-wire, white PVC double glazed windows (2016/2017), porcelain tiled floors, stylish black nicol power points and light switches and a truly stunning open plan fully fitted kitchen and dining room (30'0 x 14'9).

The kitchen includes high gloss doors and drawers, quality high specification integrated appliances including an Induction Hob, a Smeg dishwasher, a wine cooler, two Kenwood double ovens with combined grill, a microwave and two large full size integrated larder fridge and larder freezer.

Work surfaces are in stunning Quartz, with a large centre island unit with side breakfast bars, whilst two sets of patio doors lead onto two separate sun terraces, one completed with solid granite tiles. The living accommodation also includes a downstairs cloak room, a 19 FT lounge and a separate study. There are five double sized bedrooms, three with stylish ensuite bathrooms each with Hudson Reed fittings, and each with bespoke balconies with glass panels and chrome balustrade.

There is also a superb family bathrooms equipped with a Jacuzzi bath, a contemporary double sized walk-in shower, a slim line wc and a shaped wall mounted wash hand basin with infinity mirror over. A very unique and deceptively spacious five bedroom residence, modernised to a very high standard and providing exceptional living space with bespoke fittings. Must be seen!





Entrance Porch

Open fronted, granite tiled threshold, stone archway.

Reception Hallway

Approached via a composite and contemporary front entrance door inset with four double glazed pane windows with matching double glazed side screen windows, leading to a porcelain tiled floor, stylish black nickel light switches and power points, range of built out storage cupboards, high coved ceiling, vertical radiator. Double oak and glass doors leading into the kitchen dining room.

Study

7' 11" x 7' 5" (2.41m x 2.26m)

Porcelain tiled floor, double radiator, PVC double glazed window to front. High coved ceiling, oak contemporary door to entrance hall.

Downstairs Cloakroom

6' 3" x 2' 11" (1.91m x 0.89m)

Stylish white contemporary suite with porcelain tiled floor, square shaped wash hand basin, chrome mixer taps and pop-up waste, walnut vanity unit, slimline W.C., PVC double glazed window to side, oak contemporary door with chrome handles to study, high coved ceiling.

Kitchen Dining And Family Room

.30' 2" x 14' 9" max (9.19m x 4.50m max)

A bespoke and stunning newly fitted kitchen with an extensive range of high gloss doors and drawers with soft closing facility beneath quartz work surfaces and incorporating a stainless steel sink with vegetable cleaner, incinerator waste disposal and chrome mixer taps with combination Redring kettle tap, large curved central island with breakfast bar and wine cooler and extensive drawers including enclosed corner end shelves, wide range of deep pan drawers with compartments, porcelain tiled floor, part porcelain tiled walls with quartz splashback, extensive range of high quality appliances including a Neff five ring induction hob with contemporary overhead canopy style extractor hood, Smeg integrated dishwasher, Kenwood double fan assisted electric oven with combination grill, integrated Gorenje microwave oven, Hotpoint integrated larder fridge, Hotpoint integrated larder freezer, two vertical radiators, matching glass fronted eye level display cabinets, coved ceiling with spotlights, under cabinet lighting and plinth lighting, double glazed oak contemporary doors to hall, double aspect patio doors off the kitchen onto granite paved sun terrace, further range of PVC double glazed patio doors opening onto a decked patio. Plumbed for built in coffee machine.

Central Reception Hall

18' x 12' (5.49m x 3.66m)

A magnificent inner hall, stylish porcelain tiled floor, bespoke oak staircase with clear glass panels and an oak balustrade. PVC window to side. Contemporary radiator, view to the gallery landing.

Lounge

19' 6" x 11' 8" (5.94m x 3.56m)

Wood flooring, PVC double glazed window to side, PVC double glazed sliding patio doors opening onto the large rear gardens, double radiator, coved ceiling. Wall mounted gas fire.

Bedroom Four

11' 8" x 10' 2" (3.56m x 3.10m)

Carpeted floor, coved ceiling, PVC double glazed window to rear gardens, double radiator, black nickel power points and light switches.

Bedroom Five

13' 1" x 8' 11" (3.99m x 2.72m)

Carpeted floor, double radiator, PVC double glazed window to side, coved ceiling, oak contemporary doors, access to an ensuite dressing room/storage room which is plumbed ready for shower room fitments to be installed.

Ensuite Dressing Room

11' 1" x 4' 4" (3.38m x 1.32m)

A versatile room, currently equipped with connections to allow an ensuite shower room to be installed, alternatively a great dress area of study area.



Family Bathroom

13' x 7' 7" (3.96m x 2.31m)

A truly stunning luxury contemporary white bathroom suite with porcelain tiled floor and walls, Jacuzzi bath with chrome mixer taps and shower fitment, W.C. with concealed cistern, large curved wash hand basin with chrome mixer taps and pop-up waste, white vanity unit, infinity mirror over, large double size shower with a wall mounted mirrored glass screen, chrome power shower with overhead fitment, extractor fan, ceiling with spotlights, stylish towel rail/radiator, PVC window to side, oak contemporary door to ground floor hall.

First Floor Gallery Landing

Velux double glazed window, carpeted floor, carpeted staircase with a bespoke glass panelled balustrade with oak handrail, stylish nickel switches and power points, ceiling with spotlights. Airing cupboard.

Master Bedroom One

16' 8" x 12' 6" (5.08m x 3.81m)

Newly carpeted floor, white PVC double glazed french doors opening onto a protruding balcony with decking and glass panels with chrome balustrade, double radiator, stylish black nickel power points and light switches. Further set of french doors opening onto Juliette balcony with views over the rear garden. Additional dressing area measuring 5 FT x 7 FT.



Ensuite Shower Room

7' 5" x 7' 2" (2.26m x 2.18m)

Hudson Reed high quality suite comprising contemporary double size shower with clear glass screen, chrome overhead waterfall shower fitment, twin his and hers wash hand basins wall mounted with vanity units below, chrome mixer taps and pop-up waste, slimline W.C., tiled floor and walls, PVC window, stylish chrome towel rail/radiator.

Bedroom Two

17' 9" x 12' 7" (5.41m x 3.84m)

With PVC French doors opening onto a protruding balcony with composite decking and glass panels with chrome balustrade, double radiator, black nickel light switches and power points.

Ensuite Bathroom

7' 3" x 6' (2.21m x 1.83m)

Hudson Reed high quality white suite in a contemporary design comprising a shaped shower bath with chrome mixer taps and pop-up waste, chrome shower unit, glass screen, extractor fan, W.C. with concealed cistern, large designer curved sink, wall mounted with chrome mixer taps and pop-up waste, stylish chrome towel rail/radiator, PVC window to side, ceramic tiled walls, ceramic tiled floor.



Bedroom Three

12' 1" x 9' 6" (3.68m x 2.90m)

PVC double glazed French doors opening onto a protruding balcony with composite decking and glass bespoke panels with chrome balustrade, built-in wardrobe, black nickel power points and light switches, double radiator.

Ensuite Shower Room

9' 5" x 4' 10" (2.87m x 1.47m)

Stylish and contemporary Hudson Reed white suite comprising large ceramic tiled shower with clear glass door and chrome handles, shaped wall mounted wash hand basin with chrome mixer taps and pop-up waste, vanity unit below with high gloss doors, W.C. with concealed cistern, stylish chrome towel rail/radiator, porcelain tiled floor, part ceramic tiled walls, extractor fan.



Entrance Drive

Approached from Abbey Road by a wide entrance leading into a large parking and turning area. Further front gardens laid to lawn.

Double Garage

23' 6" x 20' 2" (7.16m x 6.15m)

Attached double garage, electric roller door, electric power and lighting, courtesy door and window to rear gardens, internal courtesy door to reception hall. Door to front drive. Utility area plumbed for washing machine and sink.



Gardens

A large and level secluded sunny garden, extended across the both sides of the property and equipped with three sun patios, two completed in stylish granite tiles together with a further decked corner sun terrace which has raised seating areas.





GROUND FLOOR



FIRST FLOOR



52 High Street, COWBRIDGE, Vale of Glamorgan, CF71 7AH

EPC Rating: B

Property Ref:SDV300462 - 0013



Note: While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. **Tenure:** We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

