



# hrt

herbert r thomas

89 Ewenny Road  
Bridgend, CF31 3LD

[hrt.uk.com](http://hrt.uk.com)

# 89 Ewenny Road

Asking price **£309,995**

This extended three bedroom semi detached house is located on the popular Southside of Bridgend and perfectly located for access to the local primary and comprehensive schools.

Extended three bedroom semi detached house

Popular Southside location

Two reception rooms

Generous fitted kitchen/family room

Family bathroom & ground floor cloakroom/WC

Enclosed rear garden with side access

Off road parking for four or more vehicles

Outbuilding ideal as workshop / home office or gym

Perfect location for nearby Schools and local amenities

Great commuter access just off the A48





The property is entered via a composite, double glazed door to the side of the property. The entrance hall provides access to two reception rooms, the cloakroom/WC and the staircase leading to the first floor.

The first room which is currently used as a play room would be the perfect sitting room. Typical of this style of property, the room boasts a bay window, high ceilings and a feature picture rail. The second of the two rooms leads onto the kitchen/diner. Currently used as the lounge, the room benefits from bespoke built in storage cupboards either side of a central electric fireplace. The traditional high ceilings continue. The kitchen/diner lies at the rear of the property and was extended back in 2015. The generous area accommodates a fitted kitchen with island/breakfast bar, dresser and built in boxed corner seating to surround the family dining table. Fitted with a range of base, wall and drawer units the kitchen provides plenty of storage space with the island offering more worktop space. There is a 1.5 bowl sink unit, integrated dishwasher and space for a range cooker and freestanding fridge/freezer. French doors lead onto the rear garden. The cloakroom/WC is fully tiled and comprises a two piece suite of WC and a vanity unit with wash has basin inset.

A carpeted staircase leads to the first floor landing. There are doors leading to all three bedroom and the family bathroom. An additional door provides a handy storage cupboard with a wall hung Ideal combi boiler. The main bedroom lies at the front of the property and is a double room complete with

feature bay window and wardrobes to remain. The second bedroom is also double in size and benefits from wardrobes to remain. Bedroom three is a smaller room but generous for a traditional style property. The loft hatch is located in bedroom three and provides access to the attic which is part boarded and benefits from power and light. All three bedrooms are laid with laminate flooring. The family bathroom is fitted with a white three piece suite. There is a p shaped panelled bath with thermostatic shower over and glass shower screen. A combination unit consisting of a WC and vanity unit with wash hand basin and storage below, complete the room. The walls are part tiled.

The property is approached via an interlocking brick driveway allowing off road parking for at least four vehicles. The drive is

surrounded by a brick boundary wall and flowers beds with mature shrubs. Side access to the rear.

The landscaped rear garden has a patio area leading from the property. The remainder of the garden is laid to lawn with an area of decking and a decorative pergola situated at the bottom providing the perfect space for seating. The garden is enclosed by wooden fencing and mature shrubs. A brick built outbuilding currently used as a workshop with built in work surfaces and full power supply could be ideal for a home office or gym.





## Tenure

Freehold

## Services

Council Tax Band E

EPC Rating D

## Referral Fees

Herbert R Thomas are happy to refer you to local solicitors and financial advisors.

If you choose to use their services, they will pay a referral fee. However, you are under no obligation to use their services.

We refer sellers and purchases to:

- Thomas & Thomas and Howells solicitors in Bridgend. We would receive a referral fee of £200 from Thomas & Thomas and Howells solicitors if you decide to use their services.
- TD Financial LTD (Rebecca Hall) and Randall & James (Oliver Randall). We would receive a referral fee of 25% of the procurement fee they earn from the financial provider.

Please note that the referral fees are paid by the solicitors and the financial advisors, not by you.

Please also note should you chose to instruct the solicitors via referral from ourselves the fee will be NO SALE, NO FEE.

## Directions

From Bridgend Town Centre, travel along Ewenny Road passing Brynteg Comprehensive School and the local shop on the right hand side, the property can be found on the left hand side as indicated by our for sale board.

Viewing strictly by appointment through Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

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**hrt** Est. 1926

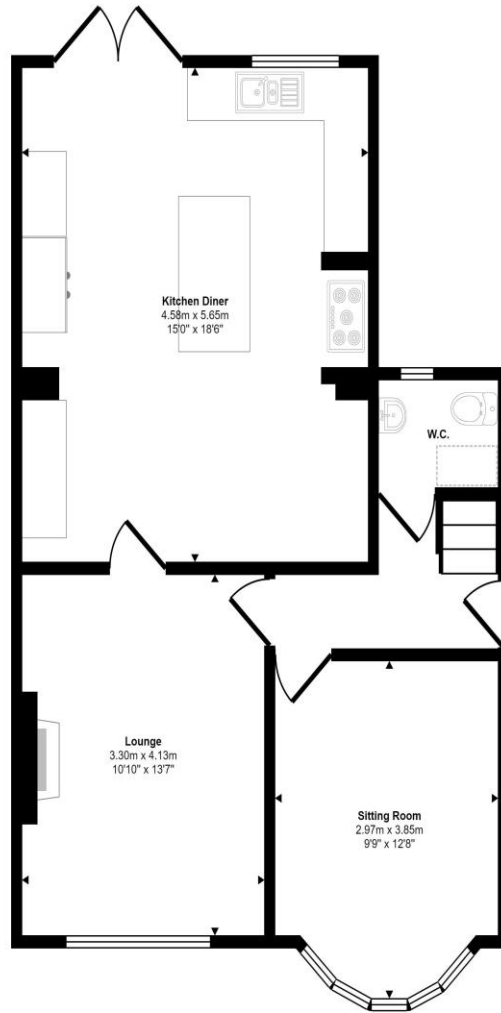


Energy performance certificate (EPC)																																			
28 Boding Road Bridgend CF31 1LH	Energy rating <b>D</b>	Valid until 30 July 2028	Certificate number 0141-2088-6030-2723-9271																																
Property type Semi-detached house	Total floor area 100 square metres																																		
<b>Rules on letting this property</b>																																			
Properties can be let if they have an energy rating from A to E.																																			
You can read guidance for landlords on the regulations and exemptions <a href="https://www.gov.uk/guidance/landlords-on-the-regs-and-exemptions">https://www.gov.uk/guidance/landlords-on-the-regs-and-exemptions</a>																																			
<b>Energy rating and score</b>																																			
This property's energy rating is D. It has the potential to be C.		The graph shows this property's current and potential energy rating.																																	
<a href="#">See how to improve this property's energy efficiency.</a>		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																	
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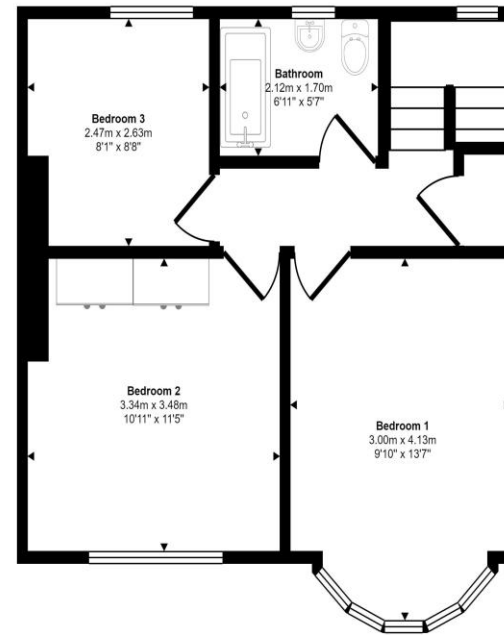
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Approx Gross Internal Area  
100 sq m / 1075 sq ft



Ground Floor  
Approx 58 sq m / 626 sq ft



First Floor  
Approx 42 sq m / 449 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

