

49 Ewenny Road
Bridgend
Bridgend County
CF31 3HY

£335,000



- Semi Detached Five Bedroom Family Home
- Three Reception Rooms
- Sun Lounge
- Fitted Kitchen Plus An Additional Kitchen/Utility
- Attic Room
- Driveway To Front
- Generous Rear Garden
- Walking Distance To Town Centre & Railway Station
- Close To Amenities and Schools

Ref: PRA10548

Viewing Instructions: Strictly By Appointment Only

General Description

SPACIOUS FAMILY HOME Daniel Matthew are pleased to offer this extended five bedroom semi detached property with excellent accommodation, situated in a very well regarded residential area and close to the Town Centre. The property benefits from an enclosed private garden to rear, with off road parking to the front. Accommodation comprises: Entrance hall, lounge opening into sitting room with doors to sun lounge, dining room/family room. Fitted kitchen plus an additional kitchen / utility room, cloakroom/wc. To the first floor there are five bedrooms with a family bathroom and a staircase leading to an attic room. This is an opportunity to purchase a traditional semi detached home with spacious accommodation. An ideal family home close to local primary and comprehensive school. Good transport links and amenities. Call our team to arrange a viewing on 01656 750764.

Accommodation

Entrance Porch

Enter via UPVC stained glass door into porch. Laminate flooring and door to hallway.



Hallway

Textured ceiling. UPVC double glazed window to side elevation. Carpeted staircase to first floor. Wood flooring. Under stairs storage. Cloaks cupboard with window. Door into lounge.



Lounge (11' 7" x 10' 9") or (3.53m x 3.28m)

A pleasant room situated to the front of the property with a UPVC walk in bay window. High skimmed ceiling with decorative coving. Dado rail. Radiator. Wood flooring. Feature fire plus gas point. Opening into sitting room.



Sitting room (11' 3" x 10' 6") or (3.43m x 3.20m)

Continuing from the lounge. High skimmed ceiling with decorative coving. Plate rack. Dado rail. Wood flooring. Alcove with shelving. White UPVC French doors into sun lounge. Radiator.



Sun Room (7' 0" x 6' 11") or (2.13m x 2.11m)

Sloping wood tongue and groove ceiling with a skylight window. Laminate flooring. White UPVC French doors to garden.



Dining Room (11' 4" x 10' 5") or (3.46m x 3.17m)

Enter from the hallway. Skimmed walls and ceiling with coving. UPVC double glazed window to side elevation. Ceramic tiled floor. Step up into the kitchen.



Kitchen (12' 9" x 10' 3") or (3.89m x 3.12m)

A fully fitted kitchen which includes a range of wall and base units to include inset draws. Coordinating work surfaces. Breakfast bar island. Integrated fridge freezer and dishwasher. Belfast ceramic sink with mixer taps. Extractor hood. Ceramic tiled floor. Radiator. UPVC double glazed window to rear garden. Archway to extended kitchen.

Inner Hallway

Door from kitchen into inner hallway with UPVC double glazed door out to garden. Door to cloakroom / WC.



Cloakroom/w.c

Two piece suite in white which includes a WC and wall mounted wash hand basin. Skimmed ceiling. Wall mounted cupboard. Half tiled walls. UPVC obscure glazed window.



Kitchen Area (13' 8" x 8' 0") or (4.16m x 2.43m)

A range of matching kitchen units and work surfaces. Plumbing for washing machine. Skimmed walls and ceiling. Ceramic tiled floor. Radiator. UPVC double glazed window to front.



Landing

Carpeted staircase to a carpeted split landing. UPVC double glazed window. Staircase to loft room. Textured ceiling with spot lights.



Master Bedroom (14' 11" x 10' 8") or (4.55m x 3.24m)

Situated to the front elevation with UPVC double glazed bay window. Skimmed ceiling and papered walls. Laminate flooring. Radiator.



Bedroom Two (10' 6" x 9' 9") or (3.20m x 2.96m)

A spacious room with UPVC double glazed windows to front and rear elevations. Skimmed walls and ceiling with spot lights, laminate flooring and radiator.



Bedroom Three (16' 3" x 8' 1") or (4.95m x 2.47m)

UPVC double glazed window. Textured and coved ceiling. Radiator. Laminate flooring.



Bedroom Four (9' 4" Max x 7' 2") or (2.84m Max x 2.19m)

Narrowing to 1.65M L shaped with UPVC double glazed window to side elevation. Sloping ceilings. Radiator. Laminate flooring. Cupboard housing combination boiler.



Bedroom Five (7' 11" Max x 5' 11") or (2.41m Max x 1.81m)

Situated to front elevation and currently being used as an office. UPVC double glazed window. Papered walls and ceiling. Fitted carpets. Radiator

Attic room

Spacious room with velux window.



Bathroom (10' 5" x 5' 5") or (3.18m x 1.64m)

A four piece white bathroom suite situated to the rear elevation with a UPVC obscure double glazed window. Free standing bath, pedestal wash hand basin, WC and shower cubicle. Half tiled walls and heated towel rail. Access to loft.



Garden

A generous rear garden that is laid to lawn. There is a patio area and mature trees and shrubs. Summer house and shed.

Services

Mains electricity, mains water, mains gas, mains drainage.

EPC Rating: D57

Tenure

We are informed that the tenure is Leasehold

Length of lease: 869.

Ground Rent

£0.00

Service Charge

£0.00

Council Tax

Band F





Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.