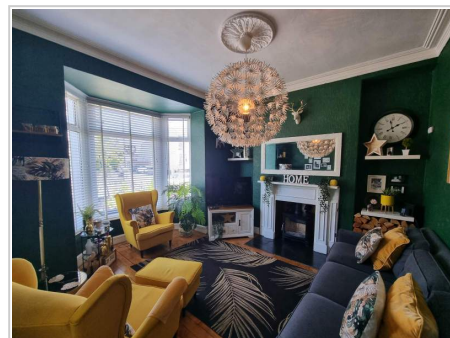
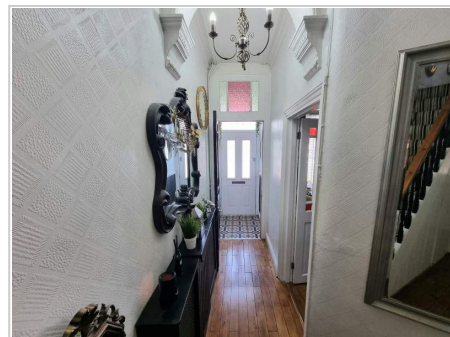


26 Ewenny Road  
Bridgend  
Bridgend County  
CF31 3HP

£319,950



- "BEAUTIFULLY PRESENTED THREE BEDROOM WITH CHARACTER FEATURES
- POPULAR SOUTH SIDE OF BRIDGEND
- THREE RECEPTION ROOMS
- KITCHEN/FAMILY ROOM AND UTILITY ROOM
- NEW ROOF AND INSULATION IN 2024
- TWO BATHROOMS
- THREE WELL PROPORTIONED BEDROOMS
- SPACIOUS FOUR PIECE BATHROOM
- REAR PARKING ACCESS AND BESPOKE OUTDOOR SUN ROOM
- CLOSE TO LOCAL SCHOOL CATCHMENTS, NEWBRIDGE FIELDS AND RAIL LINKS

Viewing Instructions: Strictly By Appointment Only

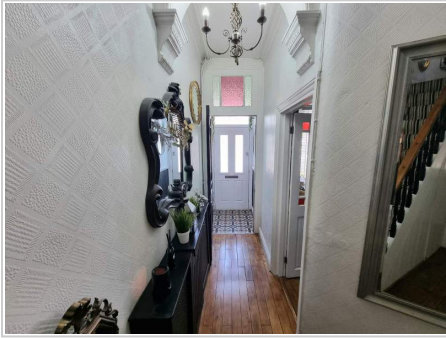
## General Description

\* PARALLEL PARKING TO THE REAR \* Daniel Matthew are excited to offer for sale this well presented three bedroom mid terrace, situated on the South side of Bridgend. Comprising impressive hallway, lounge, dining room(second reception room), Kitchen/family room, utility room and downstairs shower room. To the first floor three good size bedrooms and family bathroom. Further benefits garden to front and rear, roller door with tandem parking to rear access, Exceptional outdoor space with bespoke built sun room area with hot tub, full power supply, dedicated wi-fi, built-in patio heaters, Sky TV, built-in bbq and bar area with bar stools, BT home system connected and freestanding fridge to remain. New Roof and insulation in 2024 .Ideal family home close to local primary and comprehensive school. Good transport links and amenities. Call our team to arrange a viewing on this beautifully presented home.

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## Accommodation

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### Entrance Hallway

Enter via composite door into porch, internal door accessing the hallway with a tile floor to the porch and solid wooden flooring to the entrance, papered walls, textured ceiling, radiator, under stairs storage, access to ground floor rooms, beautiful original features.

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### Lounge

Cosy lounge with log burner and feature fire surround, UPVC bay window to front aspect, papered walls, plain ceiling, solid wooden flooring and radiator.

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### Second Reception Room

Second reception room could be a bedroom, dining room or second reception room with papered walls, plain ceiling, wooden flooring and radiator.

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### Kitchen/Family Room

Spacious and bright modern kitchen/family room with a range of wall and base units with complimentary worktops with tile splash back, space for a fridge/freezer, Range cooker with five gas rings and oven , composite sink with mixer tap, wine rack, integrated dishwasher, luxury vinyl tile flooring, plain ceiling with spot lights, plain walls, radiator and UPVC double glazed French doors leading to the beautiful outside space, there is a space for a table and chairs and additional space for a sofa for relaxing/entertaining.

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## Utility Room

UPVC door to rear aspect, range of wall units with complimentary worktops, space for a under counter fridge, plumbing for a washing machine and space for a tumble dryer, plain walls, plain ceiling, luxury vinyl tile flooring which is continuation from the kitchen, door access to the kitchen and downstairs shower room.

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## Downstairs Shower Room

Downstairs shower room with a Three piece suite with shower enclosure with thermostatic shower, low level WC, pedestal wash hand basin, radiator, plain ceiling, tile wall and floors.

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## Landing

Landing with storage cupboard, access to all first floor rooms, paper wad walls, textured ceiling with original features, caret flooring and radiator.

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## Bedroom One

Spacious master with a beautiful Corrigan feature fire surround, Two UPVC double glazed windows to front aspect, plain walls, plain ceiling, wooden flooring and radiator.

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## Bedroom Two

Bedroom two has a UPVC double glazed windows to rear aspect, plain walls, plain ceiling, wooden flooring and radiator.

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## Bedroom Three

Bedroom three has UPVC double glazed windows to side aspect, plain walls, plain ceiling, wooden flooring and radiator.

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## Bathroom

Spacious and relaxing bathroom with a UPVC double glazed window to rear aspect, Generous four piece suite with bath, shower enclosure with thermostatic shower, low level WC, pedestal wash hand basin, radiator, plain ceiling, tile splash back walls and tile flooring.



## Outside

FRONT- Wall and gate boundary with path leading to the main entrance, decorative stones and a pleasant front to a charming home.

REAR- Lane access with a remote roller door giving access to the tandem parking area, decorative stones and spacious shed to remain. Steps and small wall boundary to a pleasant seating patio. Fence and secure gate access to the rear of the property where where in the bespoke built sun room which has a remaining hot tub, television and bar stools making this a relaxing space. Laid to patio for entertain or relaxing.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: D65

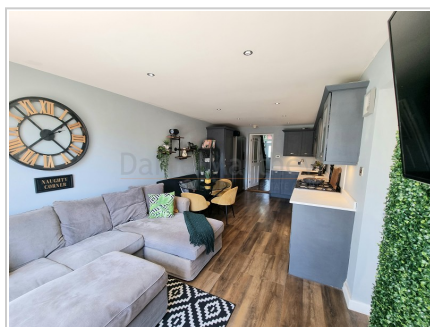
## Tenure

We are informed that the tenure is Freehold

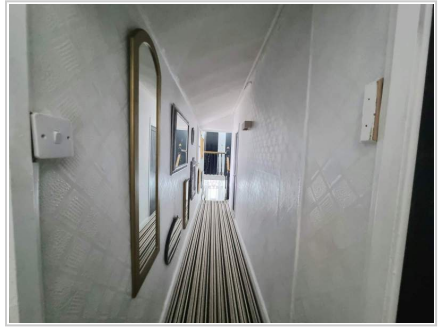
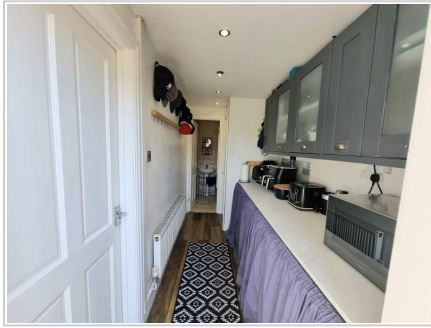
## Council Tax

Band Not Specified

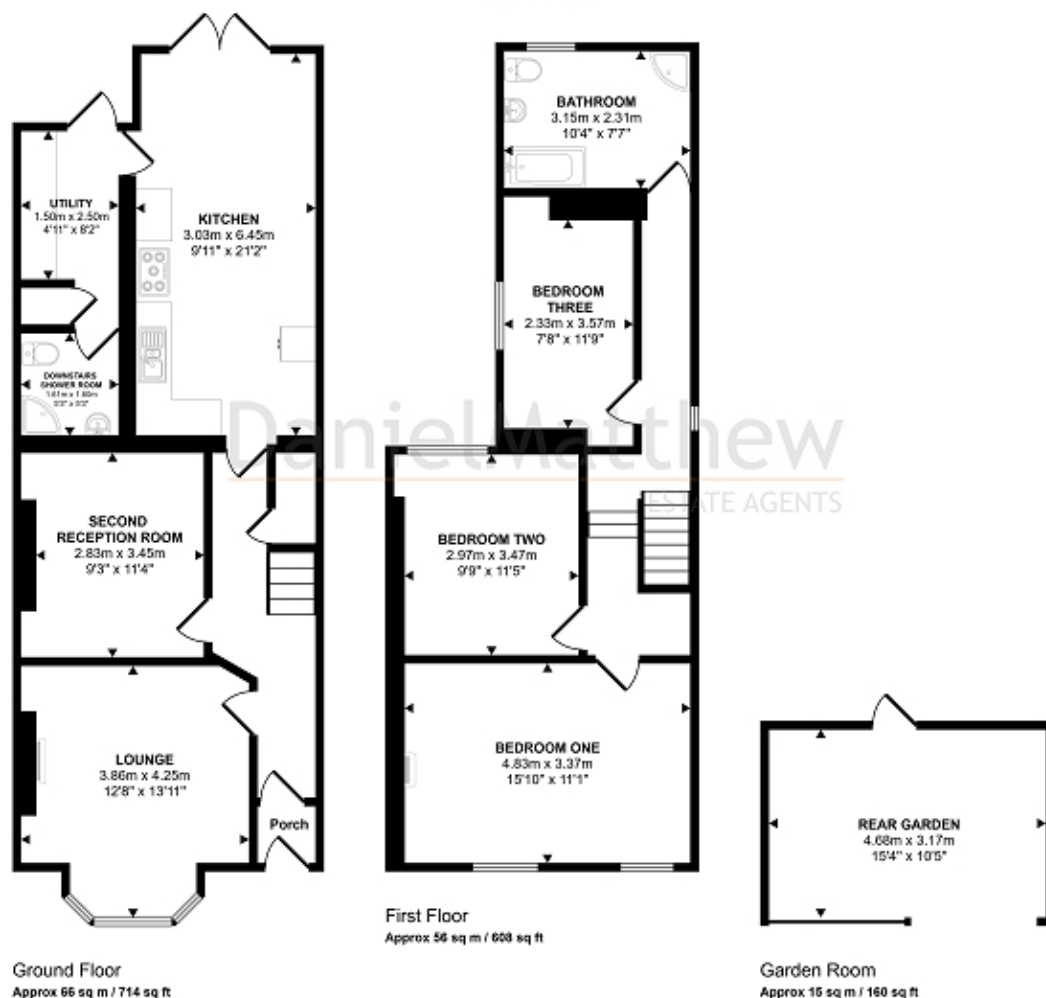
Deposit: £0.00







Approx Gross Internal Area  
138 sq m / 1482 sq ft



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.

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.