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10 Manor Court,
Ewenny, The Vale of
Glamorgan, CF35 5RH

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Asking price **£475,000**

A spacious and generously proportioned detached four bedroom home with ground floor, one bedroom rear annex totalling circa 2000 square feet. In need of general modernisation, offering great potential sat in a lovely garden plot.

Situated at the head of an establish and quiet residential cul-de-sac.

Nestled on the fringe of the Heritage Coastline with Ogmore by Sea and Southerndown beaches and countryside close by.

The amenities of Ewenny, Cowbridge and Bridgend easily reached by car.

Accommodation offers a four double bedrooms to main house with multiple reception rooms with a link one bedroom ground floor annex to the rear.

Well maintained front and rear gardens with a long side driveway providing extensive off road parking with double garage beyond.





Recently fitted composite front door opens to the light and airy ENTRANCE HALL with double cloaks cupboard, half turn spindle stairs to the first floor and large window. Separate WC, wash hand basin, WC with frosted window to the side. To the front of the property lies a box-bay fronted LIVING ROOM with beautiful views to the front, decorative glazed panelled door to the hall and double doors to a rear DINING/ SITTING ROOM with slide doors out to the back. To the rear of the property lies the KITCHEN/BREAKFAST ROOM with multiple base units with inset stainless steel sink and window to the driveway, AEG oven with gas hob over, breakfast bar peninsula. Useful storage cupboard/pantry. A frosted door gives access to the driveway. UTILITY with plumbing provision for white goods, window to the front driveway and door to the back garden.

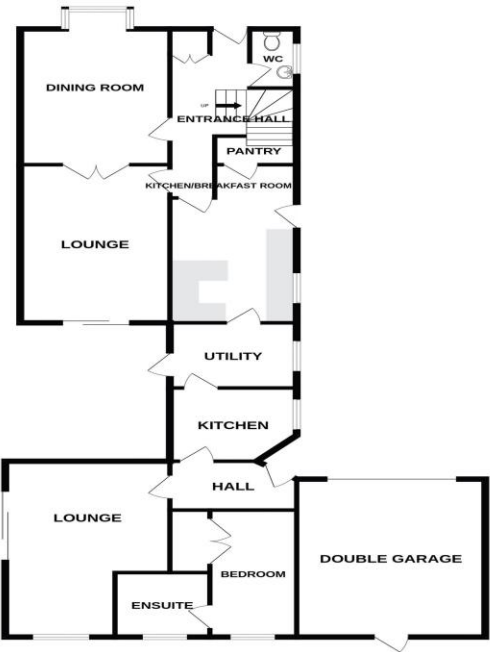
The ANNEX accommodation (linked through utility room) comprising a matching kitchen with run of wall and base mounted units, inset sink with oven and hob with a large window to the driveway. Carpeted ENTRANCE HALL, door opening to the driveway which connects through to the main SITTING ROOM enjoying a dual aspect and direct access through sliding doors to the garden. A DOUBLE BEDROOM has an array of built-in wardrobes and cupboards with a large window taking in pleasant view beyond. EN-SUITE BATHROOM, fully tiled, comprises a WC, pedestal wash hand basin and panelled bath with mains shower over. Separate boiler.

The first floor LANDING is fully carpeted with two frontward facing bedrooms. BEDROOM ONE, a sizable double bedroom with a built-in double wardrobe and BEDROOM TWO, a generous single. Double

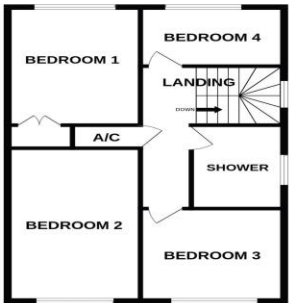
BEDROOM THREE and BEDROOM FOUR lie to the rear of the property taking in elevated views to the rear. A fully tiled family SHOWER ROOM comprises a low-level WC, pedestal wash and basin and corner double shower enclosure with mains fed shower, a frosted window to the side elevation lets in lots of natural light. A sizable airing cupboard housing the water tank with a separate attic hatch accessible from the landing.

To the front of the property lies a stone cap lawn garden with a sizable tarmac driveway extending to the DOUBLE GARAGE, benefiting from an electrically operated door, power, lighting and window to rear. To the rear of the property is an enclosed garden with a mixture of paved pathways and terraces, level lawn, shed and established boundaries.

GROUND FLOOR



1ST FLOOR





Directions

From our Cowbridge office travel in a westerly direction up the High Street filtering onto the A48 heading towards Bridgend. Follow this road passing Pentre Meyrick, down a long hill and at the bottom of the hill take the left hand turning to Corntown and Ewenny. Follow this road through Corntown and into Ewenny, passing through the village and at the 'T' junction turn left onto St Brides Road (B4265); Follow the road and the next turning will be Manor Court and proceed to the head of the cul-de-sac where No.10 will be in front of you as indicated by our 'For Sale' board. What3words: pocket.hears.luck

Tenure

Freehold

Services

Mains water, drainage, gas and electricity

Council Tax Band F

EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Viewing strictly by appointment through
Herbert R Thomas

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