



89, Ewenny Road
Bridgend, CF31 3LD

Watts
& Morgan



89, Ewenny Road

Bridgend CF31 3LD

£315,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

We are delighted to offer to the market this 3 bedroom extended semi-detached property situated in a convenient location within walking distance of local schools, shops and Bridgend Town Centre. Great commuter access via Junction 36 of the M4. This well presented property comprises; entrance hall, WC, lounge, sitting room and open-plan kitchen/dining room. First floor; 3 good size bedrooms and a family bathroom. Externally enjoying a spacious private driveway providing off-road parking for up to 6 vehicles, large landscaped rear garden and separate outbuilding with full power supply. EPC Rating; 'D'

Directions

*Bridgend Town Centre- 1 Mile * Cardiff City Centre- 22.5 Miles *M4 Motorway J36- 3.5 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk



Summary of Accommodation

GROUND FLOOR

Access via a composite door with stained glass panels into an entrance hallway with feature mosaic tiled flooring. A carpeted staircase leads up to the first floor landing. The entrance hallway leads into a ground floor WC with floor to ceiling ceramic tiles and a PVC frosted window to the rear. Fitted with a 2-piece suite comprising of a low level WC and wash hand basin with vanity unit.

The main living room is a spacious reception room offering laminate flooring, a central feature electric fireplace with mantel, hearth and surround, double-glazed uPVC windows to the front and fitted picture rails and bespoke shelving.

The sitting room is a further reception room with bay windows over-looking the front, laminate flooring and ample space for freestanding furniture.

To the rear of the property is the extended kitchen/dining room. This open-plan space offers ceramic tiled flooring with bespoke built-in seating with plenty of space for a dining table and a central feature breakfast bar with storage and space for high stools. The kitchen has been comprehensively fitted with a range of shaker style coordinating wall and base units with complementary work surfaces. Integral appliances to remain include; one and a half inset stainless steel sink with drainer and mixer tap and dishwasher. Space is provided for washing machine, Range Cooker and freestanding fridge/freezer. The kitchen/dining room offers uPVC patio doors opening out to the rear garden and windows over-looking the rear.

FIRST FLOOR

The first floor landing offers carpeted flooring and a built-in storage cupboard housing the 'Ideal' gas combi boiler. Bedroom One is a spacious double bedroom with laminate flooring, built-in wardrobes and a bay window over-looking the front.

Bedroom Two is a further double bedroom with windows to the front and laminate flooring. Bedroom three is a comfortable single bedroom with laminate flooring, windows to the rear and provides access to the loft hatch. The loft has been boarded and insulated. The family bathroom is fitted with a 3-piece white suite comprising of a low level WC, wash hand basin set within vanity unit and a corner bath with over-head shower and shower screen. Features vinyl flooring, partially tiled walls and a frost uPVC window to the rear.

GARDENS AND GROUNDS

To the front of the property is an open-plan driveway laid with block paver with stone chipping borders with a range of mature shrubs and plants. There is off-road parking for up to 6 vehicles and gated access leads to the side of the property. To the rear of the property is a fully enclosed landscaped garden with side access to the front, an area laid with patio slabs ideal for outdoor furniture, area laid with stone chippings and lawn surrounded by planted borders and a pergola with space for outdoor furniture. To the rear is access into the outbuilding with full power supply, fitted work surfaces with potential to be used as outdoor storage, home office or studio.

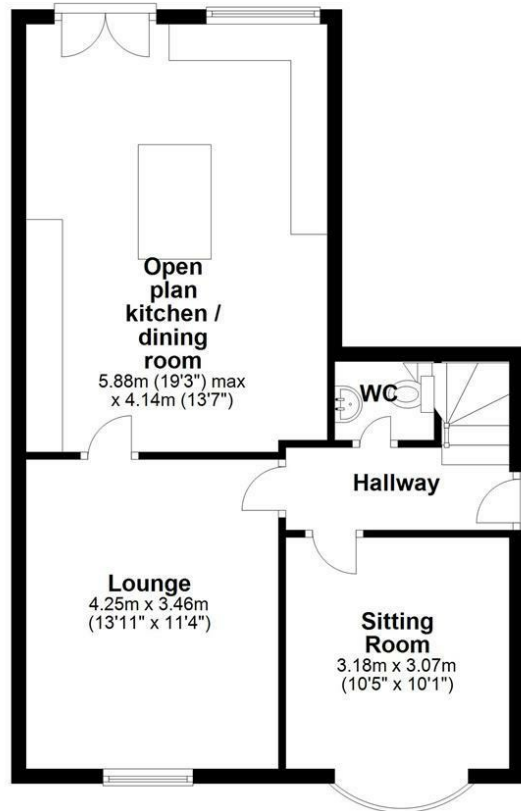
SERVICES AND TENURE

All mains services connected. Freehold. Council Tax Band D. EPC D



Ground Floor

Approx. 56.5 sq. metres (608.4 sq. feet)



First Floor

Approx. 41.9 sq. metres (451.0 sq. feet)

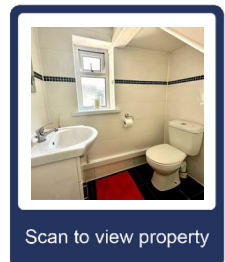


Total area: approx. 98.4 sq. metres (1059.4 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	74
England & Wales		EU Directive 2002/91/EC	



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Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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