



Parkhof, Ewenny Road  
Bridgend, CF35 5AW

Watts  
& Morgan







# Parkhof, Ewenny Road

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**£500,000 Freehold**

**4 Bedrooms | 2 Bathrooms | 3 Reception Rooms**

New to the market. A rare opportunity to acquire this 1970's detached 4/5 double bedroom property. Situated in a popular location just off Ewenny Road, Bridgend. Within walking distance of Bridgend Town Centre and close proximity to Ogmore-by-Sea, Merthyr Mawr dunes and Junction 36 of the M4 Motorway. Accommodation comprises; entrance hall, lounge, dining room, sitting room, kitchen/breakfast room and WC. First floor; main bedroom with dressing room and en-suite bathroom with access to a private balcony, second double bedroom with access to a balcony, 2 further double bedrooms and a family bathroom. Externally the property sits on a generous private plot consisting of a spacious driveway, a wrap around lawned garden with patio area, outdoor pool, pool house, separate detached garage and integrated double garage. Being sold with no ongoing chain. EPC Rating; 'E'.

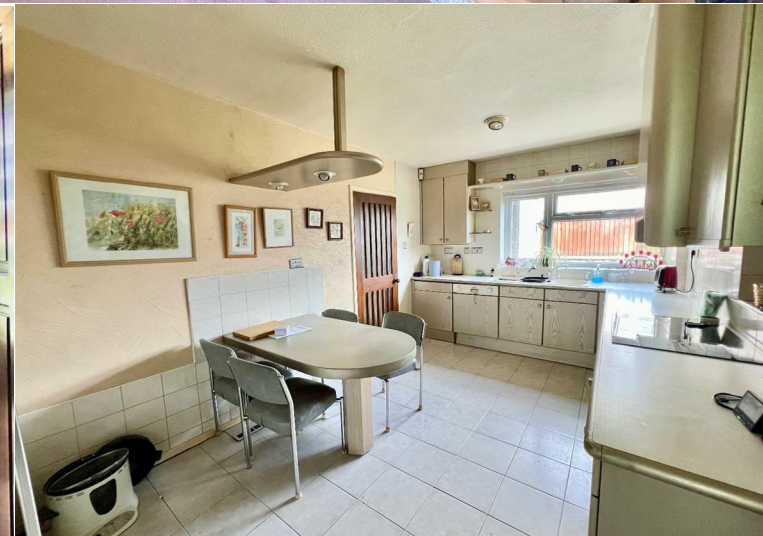
## Directions

\* Bridgend - 1.5 Miles \* Cardiff - 22.0 Miles \* J36 of the M4 - 3.6 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Accessed via a fully glazed obscured front door into a spacious hallway with a feature block glass wall, carpeted flooring, a large built-in storage cupboard and a staircase up to the first floor. There is an alcove under the staircase with space for storage and an exposed brick wall leading up to the first floor.

The living room is a spacious reception room with carpeted flooring, sliding doors to the front opening out onto a front patio area and sliding doors to the rear opening out onto the rear patio area. There is a central feature brick fireplace.

An opening leads through into the dining room which is a great sized second reception room with carpeted flooring and a window over-looking the rear.

The kitchen/breakfast room has been fitted with a range of coordinating wall and base units and complementary work surfaces over with a breakfast bar table fitted. Features tiled flooring, partially tiled walls and a window to the rear. Integrated appliances include; 5-ring 'Rangemaster' hob and extractor fan, 'Neff' dishwasher, 'Neff' oven and grill and microwave. There is space for a freestanding fridge/freezer and a door leads into the outer hallway where there is internal access into the double garage and a further large built-in storage cupboard. A wooden door leads out to the rear garden.

The sitting room benefits from carpeted flooring, French doors opening out to the side and a large built-in storage cupboard.

The ground floor cloakroom is fitted with a 2-piece suite comprising; a WC and a wash hand basin with fully tiled walls and flooring and a window to the side.

The first floor landing offers carpeted flooring, access to the loft hatch and a built-in airing cupboard.

Bedroom two, located to the front of the property, is a double bedroom with built-in wardrobes, carpeted flooring, a window over-looking the front balcony and a partly glazed door leading out onto the front balcony.

Bedroom three, also to the front of the property, is a generous double bedroom with two sets of built-in storage cupboards, carpeted flooring and windows to the front.

Bedroom one, located to the rear of the property, is the main bedroom accessed via a walk-in dressing room with fitted wardrobes, carpeted flooring and a window to the rear. This room could be used potentially as a further bedroom or flexible living space.

Bedroom one is a superb sized main bedroom with carpeted flooring, exposed brick wall and built-in wardrobes with mirrored sliding doors. There is a window over-looking the front balcony and sliding doors opening out onto the front balcony. Also features a built-in dressing area. An obscured glazed door leads into the en-suite which has been fitted with a corner bathtub with over-head shower, a wash hand basin, WC and a bidet. Tiling to the walls, carpeted flooring, windows to the rear and side aspects and large built-in storage cupboards.

The bathroom is fitted with a 4-piece avocado suite comprising; a panelled bath with over-head shower, a wash hand basin within storage unit, WC and a bidet. Tiling to the walls, carpeted flooring and a window to the rear.

Bedroom four is a fourth double bedroom with carpeted flooring, built-in wardrobes and a window to the rear.

### GARDENS AND GROUNDS

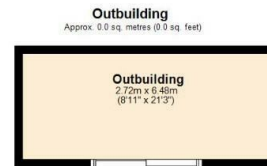
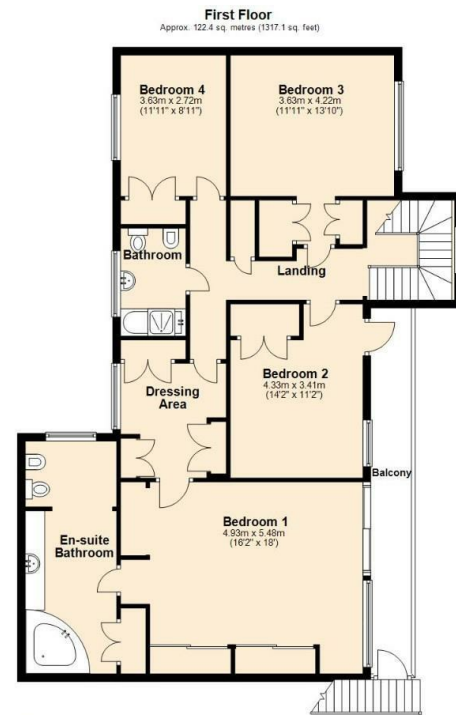
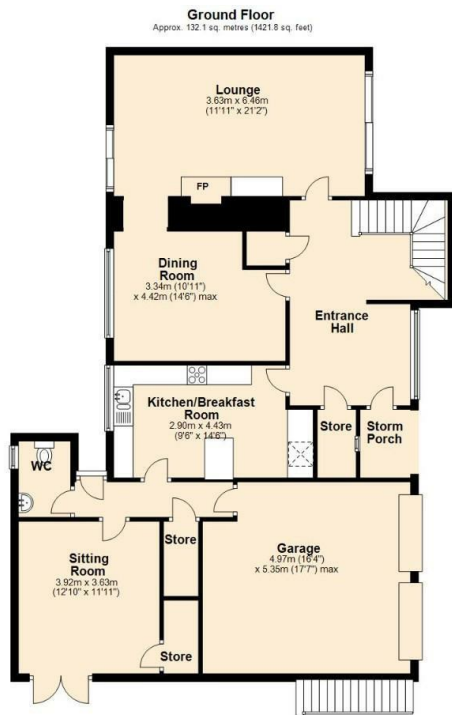
Approached off Ewenny Road, Park Hof sits on a generous private plot benefitting from sweeping driveway to the front with off-road parking for numerous vehicles leading to the integrated double garage with manual doors and power supply. There is a further detached garage on the grounds. To the front of the property is a lawned garden hidden behind tall trees and mature shrubs. The garden wraps around the rear to a spacious patio area and an outdoor swimming pool surrounded by patio area and a separate outdoor pool house.

### ADDITIONAL INFORMATION

Freehold. Mains services connected. EPC Rating; 'E'. Council Tax is Band 'G'.







Total area: approx. 254.5 sq. metres (2739.0 sq. feet)

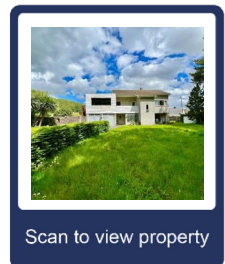
All measurements are approximate and/or for display purposes only.  
Plan produced using PlanUp.



**Energy Efficiency Rating**

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		68

EU Directive 2002/91/EC



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





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