



10, Manor Court  
Ewenny, CF35 5RH

Watts  
& Morgan







# 10, Manor Court

Ewenny, Ewenny CF35 5RH

**£475,000 Freehold**

5 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A well proportioned 4 bedroom detached property with a 1 bedroom self-contained annex situated in a sought-after quiet cul-de-sac in Ewenny. Located with great access to Ogmore-By-Sea, Bridgend Town Centre and just a short drive from the village of Cowbridge. Accommodation comprises; entrance hall, lounge, dining room, WC and kitchen/breakfast room with utility. First floor; 4 bedrooms and a family bathroom. Annex comprises; entrance hall, kitchen, lounge/dining room and bedroom with en-suite bathroom. Externally the property benefits from a private driveway, double garage and a well maintained rear garden. EPC Rating; 'E' for No.10. EPC Rating; 'D' for annexe.

## Directions

\* Bridgend - 2.3 Miles \* Cowbridge - 7.3 Miles \* J36 of the M4 - 4.4 Miles \* Cardiff - 21.0 Miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Entered via a solid wood front door into the entrance hallway with carpeted flooring, built-in storage and staircase up to the first floor.

The ground floor WC is fitted with a WC and a wash hand basin with a window to the side.

The living room is a spacious reception room to the rear of the property with carpeted flooring, a central feature gas fireplace and sliding doors out to the rear garden. Double doors open into the dining area with carpeted flooring and a bay window to the front.

The kitchen/breakfast room is fitted with a range of coordinating wall and base units with complementary work surfaces over with a breakfast bar area fitted, windows to the side and a door leading out to the driveway. There is vinyl flooring and a large built-in storage cupboard. Integrated appliances include; 4-ring gas hob, oven, grill and extractor fan and stainless steel sink with drainer. A door provides access into the utility area where space is provided for multiple appliances and a freestanding fridge/freezer. There is a door providing access out to the rear garden and a door leading into the annex.

The first floor landing offers carpeted flooring and access to the loft hatch.

Bedroom one is a spacious main bedroom with built-in wardrobes, carpeted flooring and windows to the front.

There are two further double bedrooms to the first floor and one single bedroom. The bathroom is fitted with a walk-in shower, WC and a wash hand basin with carpeted flooring and a window to the side.

### ANNEXE

The annex has a separate front door off the driveway leading into a hallway with all doors leading off. The kitchen is fitted with wall and base units and work surfaces over with oven, hob and extractor fan. There is a window to the side.

The living area benefits from carpeted flooring and sliding doors opening out to the rear garden. There is ample space for freestanding lounge/dining furniture.

The bedroom features built-in wardrobes and over-head storage, carpeted flooring and a window to the rear. Leading into an en-suite bathroom fitted with a bathtub with over-head shower, WC and a wash hand basin.

### GARDENS AND GROUNDS

No. 10 and No.10A are approached off the quiet cul-de-sac of Manor Court with a driveway to the side with off-road parking for numerous vehicles leading down to the double garage with power supply and a front door into the annex.

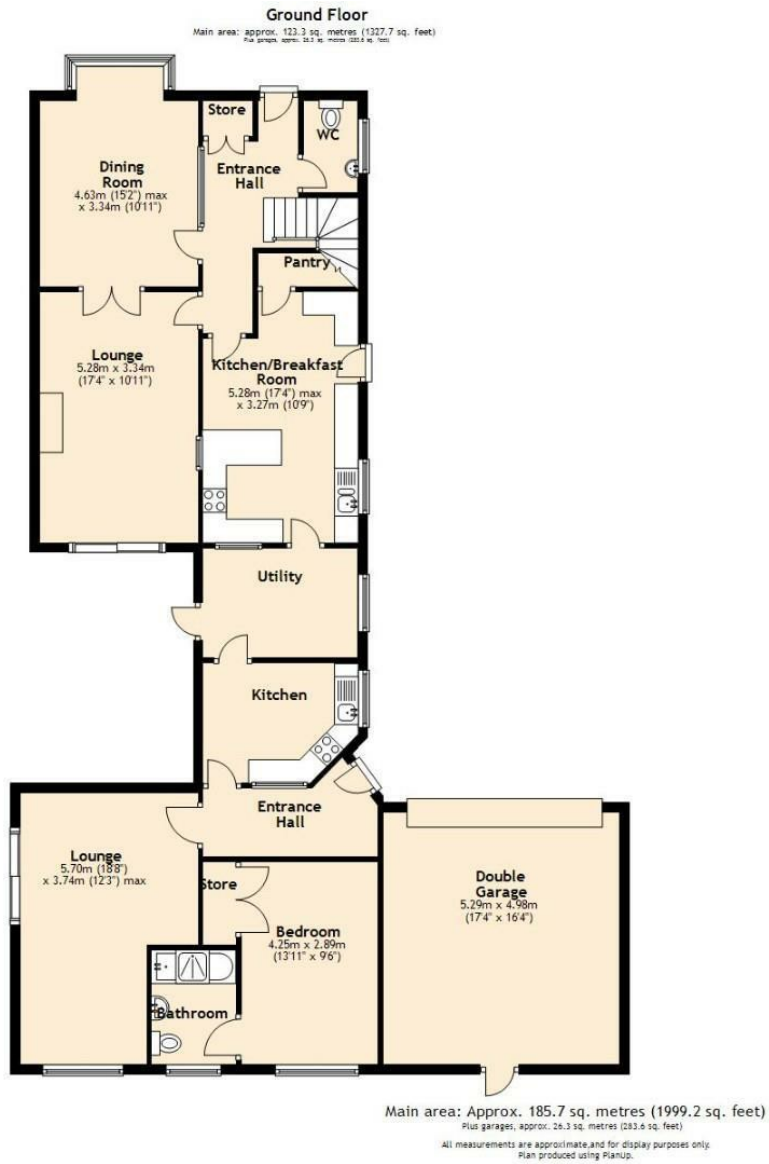
To the rear of the property is a lawned garden with an outdoor storage shed, tall woodland and mature shrubs creating a private aspect. There is a timber gate providing access around to the front of the property.

### ADDITIONAL INFORMATION

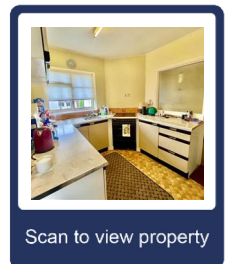
Freehold. All mains connected. EPC Rating: 'E' for No. 10. EPC Rating: 'D' for No. 10A. Council Tax Band 'F' for No. 10. Council Tax Band 'B' for No. 10A.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Scan to view property

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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