



The Cube, Eweny Road  
Bridgend, CF35 5AW

Watts  
& Morgan

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**Stanwell Architects**  
Project: The Parc, Bridgend



# The Cube, Ewenny Road

Ewenny, Bridgend CF35 5AW

## Building Plot - Guide Price £285,000

Planning Permission with Reserved Matters for a Detached Home

null Bedrooms | null Bathrooms | null Reception Rooms

In a superb location, conveniently located for the Town Centre and within a stroll of Brynteg Comprehensive School; and a short drive to Ogmore by Sea beach and the Heritage Coast. An exciting opportunity to purchase a sizeable plot available with Planning Permission with Reserved Matters for a contemporary detached, five bedroom family home with integral garage. Plans include ultra-modern open plan family kitchen/living to the ground floor and a separate lounge. Also a utility room and a WC. Five double bedrooms, two en suites and a family bathroom. Private driveway parking. South-facing gardens.



## Directions

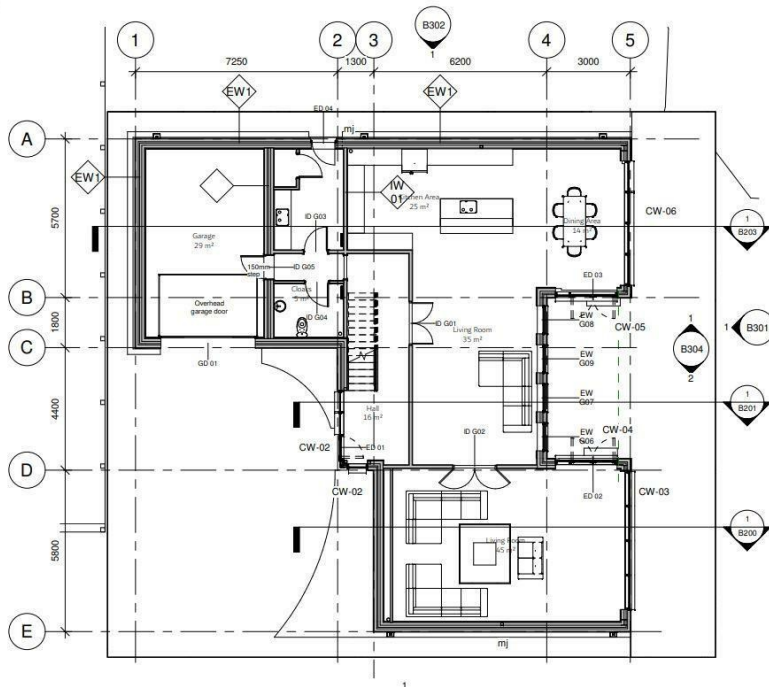
Your local office: Cowbridge

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## Summary of Accommodation

### SITUATION

Nestled to the rear of 'The Parc' on Ewenny Road, which is a stunning period property, and having the benefit of excellent commuting options. This sizeable plot would prove an ideal family home, tucked away from the road which leads through to the Vale Of Glamorgan.

### ABOUT THE PROPERTY

In a superb location, conveniently located for the Town Centre and within a stroll of Brynteg Comprehensive School; and a short drive to Ogmore by Sea beach and the Heritage Coast. An exciting opportunity to purchase a sizeable plot available with Planning Permission with Reserved Matters for a contemporary detached, five bedroom family home with integral garage. Plans include ultra-modern open plan family kitchen/living to the ground floor and a separate lounge. Also a utility room and a WC. Five double bedrooms, two en suites and a family bathroom. Private driveway parking. South-facing gardens.

Planning ref: P/21/594/RES.

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- SYMBOL KEY**
- ⚡ Pendant light
  - ⚡ Recessed low power LED spot light
  - ⚡ Wall mounted light (switches reserved)
  - ⚡ Recessed spot light (switches reserved)
  - ⚡ External grade wall mounted light (IP65 to suit outdoor)
  - ⚡ Double switched socket
  - ⚡ Double switched socket w/ USB ports
  - ⚡ External Tap
  - ⚡ Switched fuse spur
  - ⚡ External Double switched socket
  - ⚡ Cold tap (see spec for location specific detail)
  - ⚡ Main Distribution Board
  - ⚡ TV Aerial (sky point)
  - ⚡ Telephone & internet cabling
  - 1 New Flood Drainage run
  - 2 New external Drainage run to subsoil
  - Lighting switch (off on)
  - Lighting switch
  - ⚡ Interchangeable socket powered (switches reserved w/ battery backup)
  - ⚡ Interchangeable socket powered (not reserved w/ battery backup)

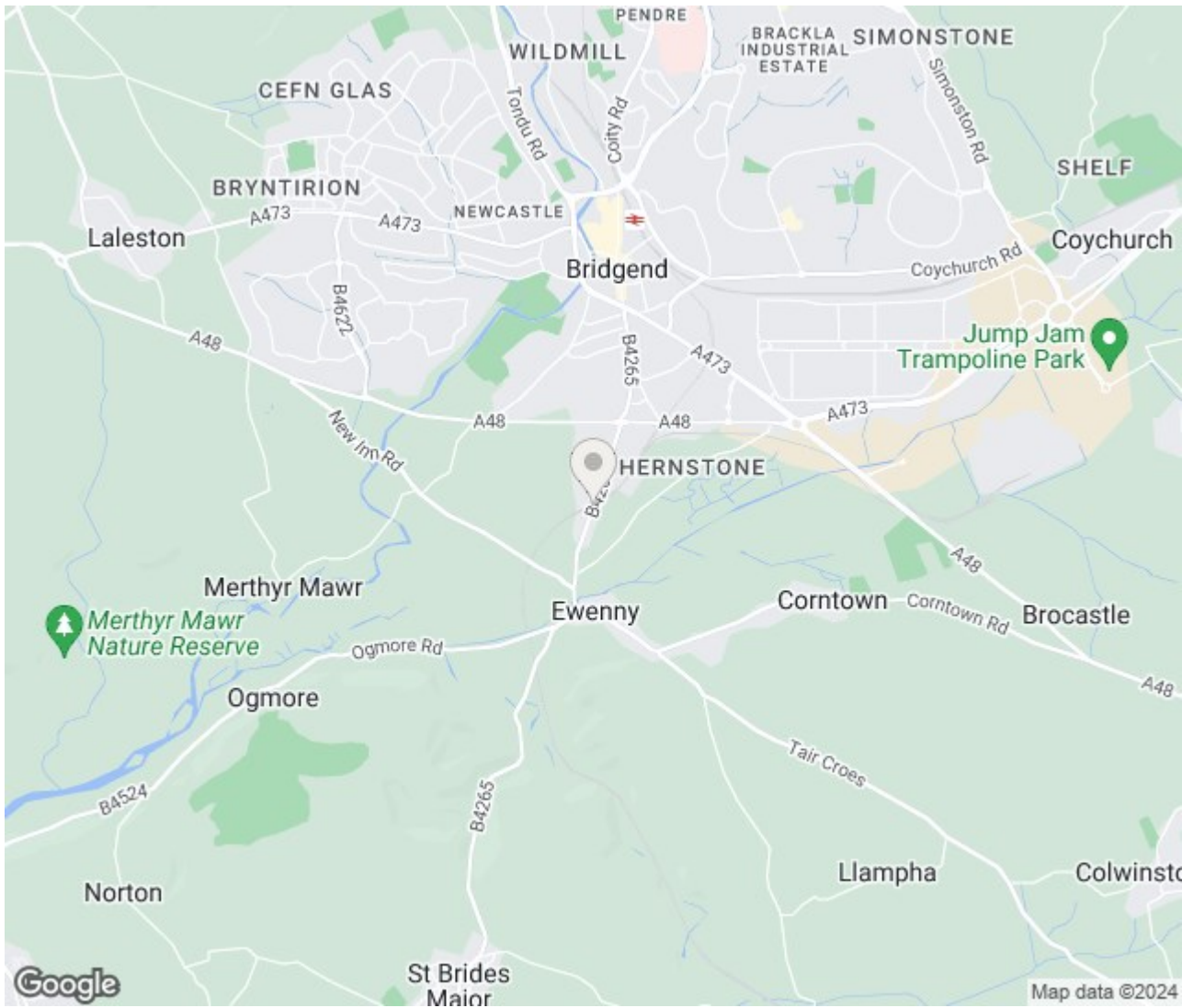
**NOTES**

1. All electrical work to be carried out in accordance with BS7671:2018 (IET Wiring Regulations) and BS5958:2018 (IET Code of Practice for the Installation and Maintenance of Electric Cables).
2. All electrical work to be carried out in accordance with BS7671:2018 (IET Wiring Regulations) and BS5958:2018 (IET Code of Practice for the Installation and Maintenance of Electric Cables).
3. Make for 1 socket per room to be installed in each bedroom.

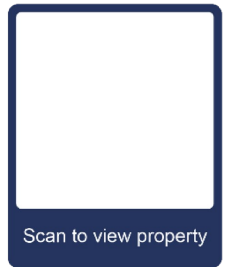
**Stanwell Architects**  
 The Parc, Bridgend

Date:	July 2022	Drawing No:	0401	Drawn by:	REJ/ALB
Client:	Rebecca Parter	Project Name:	First Floor Services	Scale:	As indicated
gary@stanwellarchitects.co.uk Tel: 07680 855879 <small>Company No: 11000888 Reg address: Parkside, Porthkerry, Bridgend, Vale of Glamorgan, CF31 1DP</small>					

Approved for Tender



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
(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	



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.