



The Cube, Ewenny Road  
Bridgend, CF35 5AW

Watts  
& Morgan



Project

## The Parc, Bridgend



# The Cube, Ewenny Road

Ewenny, Bridgend CF35 5AW

## Building Plot - Guide Price £240,000

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**  
T 01446 773500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)





## Summary of Accommodation

## SITUATION

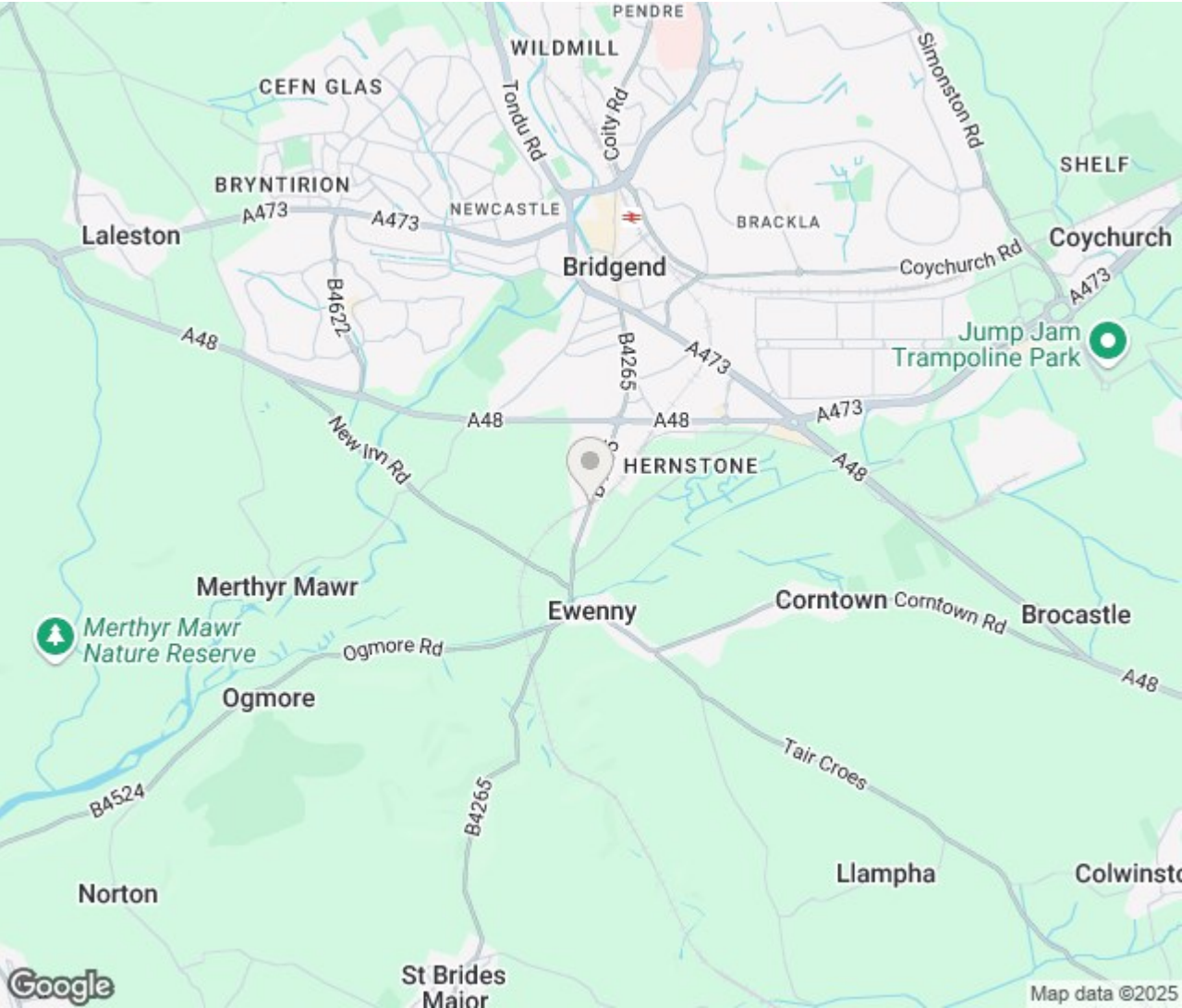
Nestled to the rear of 'The Parc' on Ewenny Road, which is a stunning period property, and having the benefit of excellent commuting options. This sizeable plot would prove an ideal family home, tucked away from the road which leads through to the Vale Of Glamorgan.


## ABOUT THE PROPERTY

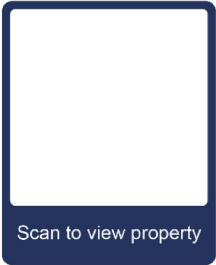
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Planning ref: P/21/594/RES.





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		
England & Wales		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.