



2 St. Brides Road, Ewenny,  
Vale Of Glamorgan, CF35 5RG

Watts  
& Morgan



## 2 St. Brides Road, Ewenny,

Vale Of Glamorgan, CF35 5RG

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### Guide Price £450,000 Freehold

4 Bedrooms | 1 Bathroom | 2 Reception Rooms

A well-proportioned four bedroom detached family home in Ewenny. Within Cowbridge School catchment and conveniently located for Ogmore and Southerndown Beaches. Accommodation to include; entrance hallway, cloakroom/WC, bay-fronted dining room, lounge with patio doors and kitchen/breakfast room. First floor landing leading to three double bedrooms, a fourth single bedroom and a modern 3-piece bathroom. Externally enjoying a generous plot with mature lawned front and rear gardens and a double garage with parking to the rear.

No ongoing chain.

EPC Rating "TBC".

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#### Directions

Cowbridge Town Centre – 6.4 miles

Cardiff City Centre – 24.2 miles

M4 Motorway – 4.7 miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

From the main road through Ewenny, a footpath leads from a fully enclosed lawned frontage to the front entrance to the property.

A uPVC door provides access into the welcoming hallway with good sized cloaks cupboard, a 2-piece cloakroom and a carpeted staircase leads to the first floor landing.

To the front aspect is a bay-fronted dining room, a fantastic size reception space with south-facing outlook.

Adjacent to the dining room is the good sized lounge which overlooks the rear garden and sliding patio doors provide access out.

To the rear of the property is the kitchen/breakfast room which has been fitted with a range of beech wall and base units with complementary laminate work surfaces. A range of appliances to remain to include; 'Hotpoint' 4-ring electric hob, oven with grill and space for two freestanding white good appliances. There are two broad windows providing plenty of natural light into the room with space for a central breakfast table and chairs. The freestanding 'Worcester' oil boiler is located here and there is a useful under-stairs storage / pantry cupboard. Access is also provided from the kitchen onto the side access leading to the front and rear gardens.

The first floor landing has a loft hatch giving access to the loft space and a deep airing cupboard houses the hot water tank.

There are four bedrooms on offer; three being good size double rooms and the fourth as a single room/ home office to the front aspect.

All bedrooms share use of the modern family bathroom which has been fitted out with a 3-piece suite to include; panelled bath, wash-hand basin set within large vanity unit and WC with fully tiled walls and underfloor heating.



## GARDENS AND GROUNDS

2 St. Brides Road is positioned on the main road connecting St. Brides to Ewenny, with convenient access to both Southerndown and Ogmore Beaches.

To the front is a fully enclosed lawned garden with mature borders and footpath leading to the front entrance with side access around to the rear garden.

The rear garden offers a central footpath with lawn to either side with several colourful planted borders and paved areas. To the bottom of the garden is the double garage with electric door, power supply and pedestrian access with window. The garage is accessed from Manor Court cul-de-sac.

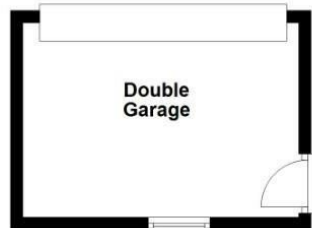
## ADDITIONAL INFORMATION

Freehold. Oil-fired central heating. Mains water, drainage and electricity. Council tax band F.



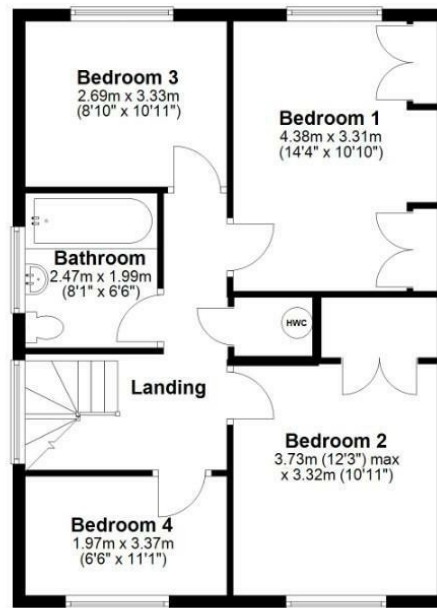
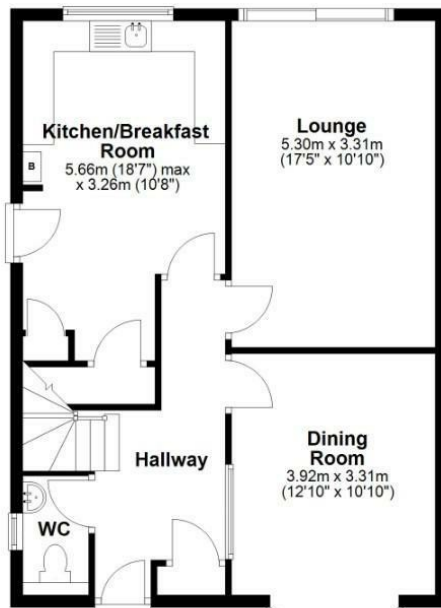
### Ground Floor

Approx. 62.2 sq. metres (670.0 sq. feet)



### First Floor

Approx. 62.3 sq. metres (671.0 sq. feet)



Total area: approx. 124.6 sq. metres (1341.0 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(02 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		33	
(1-20) G			
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.



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