



COTTAGE
AY-BY



COWSLIP COTTAGE, WICK ROAD
EWENNY, VALE OF GLAMORGAN
CF35 5BL

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£379,950 - FREEHOLD

- Cardiff City Centre 21.5 miles
- Swansea City Centre 22.3 miles
- Bridgend 1.5 miles
- M4 (J35) 4.3 miles

A Deceptively Spacious Home.

**Beautifully Presented Throughout And Situated In
The Sought After Village Of Ewenny.**

**The Property Briefly Comprises;
Entrance Hall, Lounge, Sitting Room, Two Ground
Floor Double Bedrooms, Shower Room, First Floor
Landing, Master Bedroom Suite With Dressing Area
And En-Suite Bathroom, Laundry Room.**

**Externally The Property Enjoys;
Off-Road Parking For Several Vehicles, Low
Maintenance Front And Rear Gardens.**

EPC Rating: D.



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DESCRIPTION OF PROPERTY

Enter through an obscured double glazed uPVC door into the Entrance Hall which benefits from a recessed cloaks cupboard and Karndean flooring. Located to the front of the property, the Lounge is a spacious reception room offering a central feature fireplace, carpeted flooring, a recessed storage cupboard, a carpeted staircase leading to the First Floor and a double glazed uPVC bay window to the front elevation. The Sitting Room is a further spacious reception room located to the rear of the property which offers a central feature fireplace, carpeted flooring and two double glazed uPVC windows to the rear elevation. The Kitchen/Diner has been fitted with a range of base and wall units with roll top laminate work surface and inset bowl and a half drainer sink. Integrated appliances to remain include; a 'Hygena' oven and grill, a five ring 'Lumina' gas hob, a recessed extractor hood, a dishwasher and an under-counter fridge. The Kitchen/Diner benefits from a continuation of the Karndean flooring from the Entrance Hall leading onto tiled flooring, plinth lighting, under-counter lighting, a double glazed uPVC window to the rear elevation and a double glazed sliding patio door leading to the rear garden.

Bedroom Two is a spacious double bedroom located on the ground floor offering carpeted flooring and a double glazed uPVC window to the front elevation. Bedroom Three is a further double bedroom located on the ground floor which enjoys carpeted flooring and a double glazed uPVC window to the front elevation. Serving the ground floor accommodation, The Shower Room has been fitted with a three piece white suite comprising; a shower enclosure with thermostatic shower over, a vanity unit mounted wash basin and a low level dual flush WC with hidden cistern. The Shower Room further benefits from fully tiled walls, tiled flooring, chrome effect heated towel rail and an obscured double glazed uPVC window to the side elevation.

The First Floor Landing is accessed via a carpeted staircase from the Lounge and benefits from a continuation of the carpeted flooring and a recessed ceiling spotlight. The Master Bedroom Suite is a spacious double benefiting from carpeted flooring, recessed ceiling spotlights and a double glazed uPVC dormer window to the rear elevation. An archway leads to the Dressing Area which has been fitted with a range of built-in wardrobes. The En-Suite has been fitted with a four piece suite comprising; a panelled bath, a shower enclosure with 'Mira' shower over, a vanity unit mounted wash basin and a low level WC. The En-Suite further benefits from carpeted flooring, part tiled walls, recessed ceiling spotlight and a 'Velux' window to the rear elevation. The Laundry Room is fitted with a range of base units with roll top laminate work surface and space and plumbing for freestanding washing machine and tumble dryer. The Laundry Room further benefits from a wall mounted 'Valiant' gas central heating boiler, tile effect vinyl flooring, recessed ceiling spotlights and a 'Velux' window to the rear elevation.

GARDENS & GROUNDS

To the front of the property is a low maintenance garden which has been paved with steps leading to the front entrance door and a private layby providing off-road parking for several vehicles. A wrought iron pedestrian access gate provides access to a pathway leading to the rear garden. The rear garden has been predominantly paved to provide a low maintenance garden with ample space for outdoor entertaining and dining. Raised borders planted with a variety of mature shrubbery. The Store Room benefits from electrical lighting, electrical power points and plumbing for a freestanding washing machine.

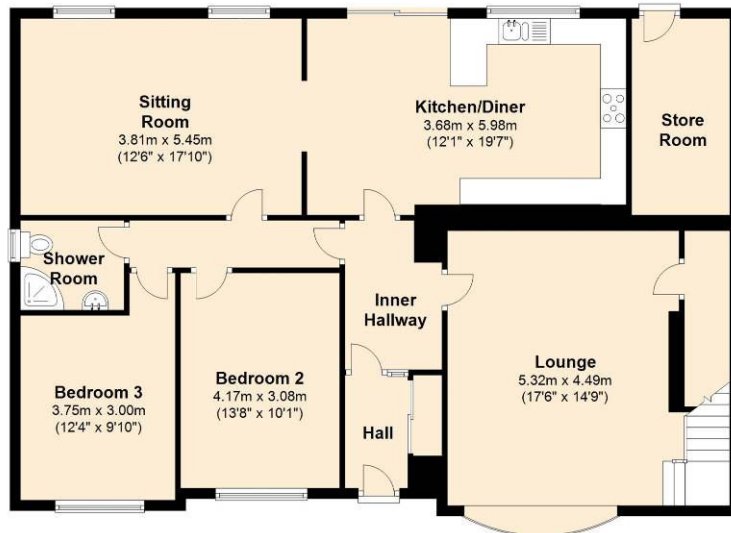
SERVICES & TENURE

We have been reliably informed that all mains services are connected. The property is freehold.

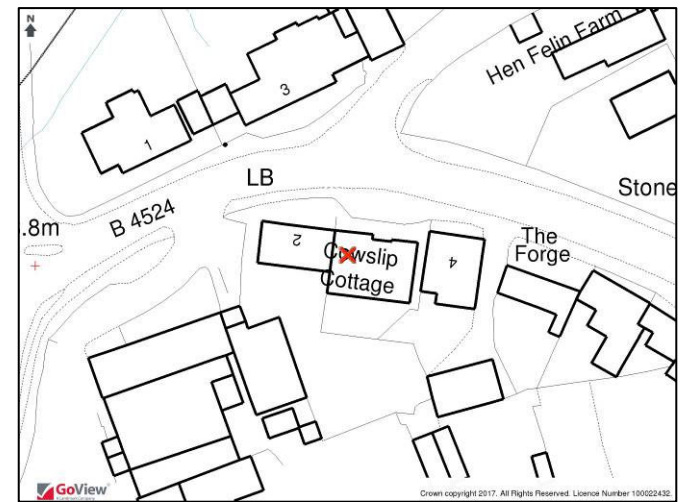


Ground Floor

Approx. 128.0 sq. metres (1378.0 sq. feet)

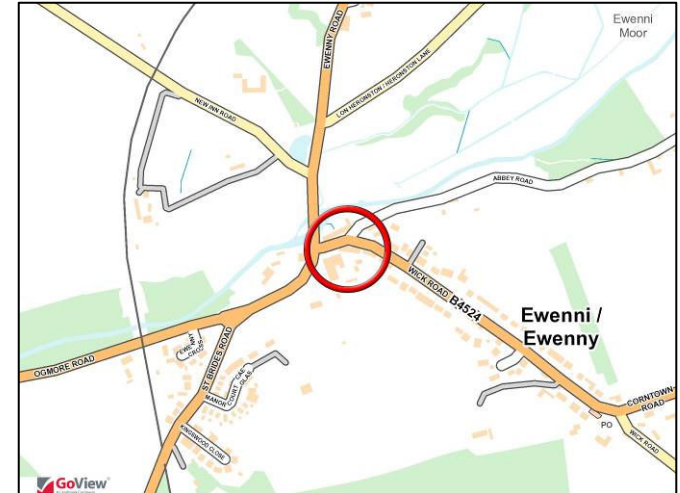
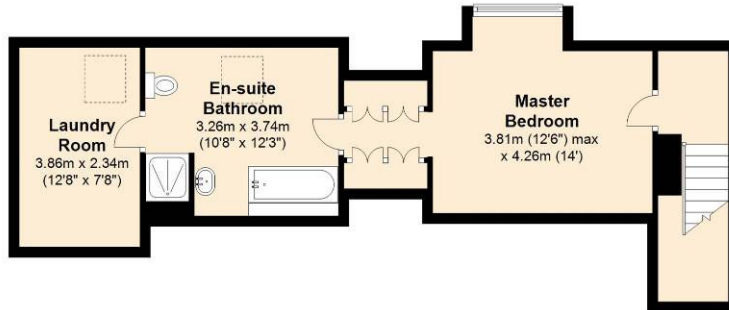


Any floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. The plans do not form part of any contract.



First Floor

Approx. 46.8 sq. metres (504.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	77
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		52	71
England, Scotland & Wales		EU Directive 2002/91/EC	

