

24B Wick Road

Ewenny, CF35 5BL

Offers In Excess Of £550,000

HARRIS & BIRT

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A semi detached property built in 2011 to a high specification enjoying wonderful elevated countryside views over the village of Ewenny and beyond. The accommodation is immaculately presented throughout and briefly comprises: ground floor entrance hall, WC, snug/home office and an impressive open plan kitcehn/dining/family room offering lovely countryside views form all angles. Upstairs offers master bedroom with ensuite shower room, a further three bedrooms, with the second enjoying access to the family bathroom. Outside enjoys the benefit of off road parking for several vehicles and a pretty rear garden siding on to open paddocks.

The property sits within the hamlet of Ewenny and includes a deli, a community hall, sports ground, The Golden Mile Inn, cricket pavilion and a golf course and driving range nearby. The market town of Cowbridge is just a short drive away with its extensive range of facilities including a wide range of shops both national and local, library, health centre, sporting and recreational facilities including leisure centre, cricket club, bowls club, tennis club, rugby club etc. Ewenny is situated in the heart of the rural Vale of Glamorgan with the Heritage Coastline just a few miles to the south. The good local road network brings major centres within easy commuting distance including the capital city of Cardiff, Bridgend, Barry, Llantrisant etc. There is a main-line railway station at Bridgend providing direct access from Cardiff to London.

- Semi Detached Property
- Impressive Open Plan Kitchen/Dining/Family Room
- Wonderful Elevated Countryside Views
- No Onward Chain
- Popular Vale Village
- Four Bedrooms
- Further Snug/Office
- Off Road Parking
- Cowbridge Comprehensive Catchment
- EPC rating: tbc

Accomodation

Ground Floor

Entrance Hall
The property is entered via solid door with obscured glazed vision panels into the entrance hall. Window to side. Tiled floor. Stairs to the first floor. Radiator. Pendant ceiling lights. Doors to all ground-floor rooms.

Kitchen/Dining/Living Room
Impressive open plan 'hub of the house' with a traditional solid wood kitchen featuring: a range of base units with wood block work surfaces and tiled splashbacks. Inset Belfast sink with swan-neck mixer tap. Freestanding Stoves range cooker with 5-ring gas hob and electric ovens, tiled splashback and electric extractor hood over. Space for undercounter dishwasher. Large island matching the kitchen with wood block top, overhang for breakfast bar-style seating and storage cabinets underneath. Window overlooking the side offering lovely countryside views. Central double-sided fireplace containing Woodwarm log-burning stove set on a slate hearth. Continuation of slate flooring from hall. Double set of wide steps lead up to the living and dining area. Four run bifold doors opening onto rear patio. Window overlooking side. Further window to rear. Two Velux ceiling windows. Solid oak floor. Feature wall with bookshelves. Radiator. Ceiling spotlights.

Utility Room 6'2" x 6'4" (1.88m x 1.93m)
Door from the kitchen into the utility room. Wall-mounted Vaillant gas combination boiler with a Vaillant water tank and pressure system. Plumbing for washing machine. Shelf for stacked tumble dryer. Continuation of flooring from kitchen. Pendant ceiling light.

WC 3'1" x 6'4" (0.94m x 1.93m)
Two-piece suite in white with features to include: low-level dual-flush WC and pedestal wash hand basin with hot and cold taps and tiled splashback. Continuation of flooring from hall. Pendant ceiling light. Extractor fan.

Office/Snug
Two windows overlooking the front and a further full-length window to the side. Feature fireplace containing free standing France Belge woodburning stove set on a stone hearth with a stone surround and oak mantel. Fitted carpet. Radiators. Pendant ceiling lights.

First Floor

Landing 13'5" x 14'0" (4.09m x 4.27m)
Stairs from the ground floor onto the first-floor landing. Window overlooking the side offering wonderful elevated countryside views. Fitted carpet. Radiator. Pendant ceiling light. Doors to all first-floor rooms.

Master Bedroom 14'4" x 13'8" (4.37m x 4.17m)
Dual aspect windows to side and rear offering wonderful countryside views. Fitted carpets. radiator. Pendant ceiling light. Door to en-suite shower room.

En-Suite 3'11" x 8'4" (1.19m x 2.54m)
Walk-in fully tiled shower cubicle with wall-mounted mains-connected shower and glazed sliding door. Low-level dual-flush WC. Pedestal wash-hand basin with hot and cold taps and tiled splashbacks. Velux ceiling window. Tile-effect vinyl floor. Wall-mounted vertical towel warmer. Ceiling spotlights.

Bedroom Two 14'4" x 11'5" (4.37m x 3.48m)
Window overlooking the rear garden. Fitted carpet. Loft access hatch. Radiator. Pendant ceiling light. Door through to bathroom.

Bedroom Three 11'6 x 10'5 (3.51m x 3.18m)
Dual-aspect windows to side and front offering wonderful elevated countryside views. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Four 10'11" x 9'10" (3.33m x 3.00m)
Window overlooking the front offering wonderful elevated countryside views. Fitted carpet. Loft access hatch. Radiator. Pendant ceiling light.

Bathroom 12'3" x 6'4" (3.73m x 1.93m)
Four-piece suite with features to include: wood-panelled bath with central mixer tap and tiled surround, fully tiled shower cubicle with wall-mounted mains-connected shower and sliding glazed door, low-level dual-flush WC and pedestal wash basin with hot and cold taps and tiled splashbacks. Obscured glazed window to rear. Tile-effect vinyl floor. Wall-mounted vertical towel warmer. Ceiling spotlights. Shaving point.

Outside
The property is entered off Wick Road via a shared tarmac-laid drive leading to allocated parking for two vehicles. The drive sweeps around to the side of the property offering further parking with a pedestrian five-bar gate into the garden. Parcel of lawn to the side with fenced boundary and path leading into rear garden. The rear garden offers a spacious paved patio with access from the living room, made enclosed by a walled boundary with inset seating and steps leading up to a parcel of lawn made secure by an open fence boundary enjoying views of the field next door. A close-boarded fence offers privacy on the neighbouring side. Mature trees to the rear and a mix of mature planted borders. Storage area to side.

Services
All main services are connected to the property. UPVC double glazing throughout. Gas central heating via a combination boiler housed in the utility room.

















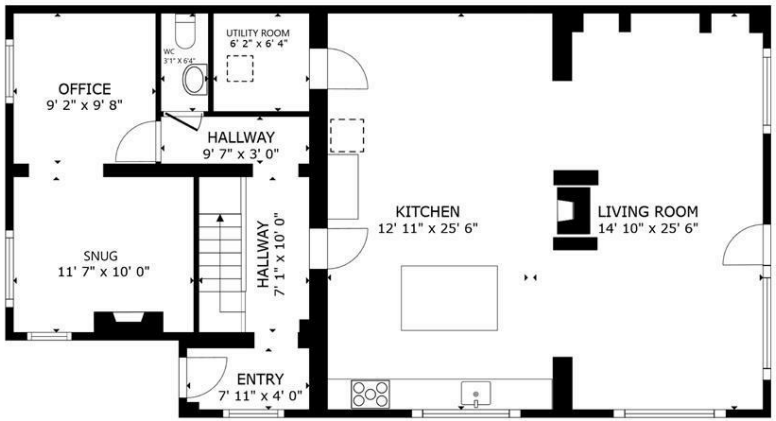




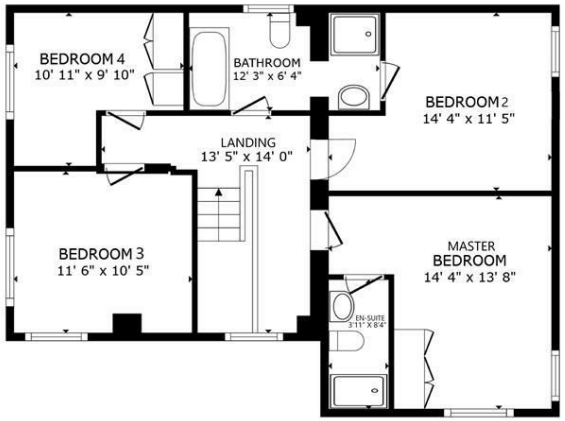








FLOOR 1



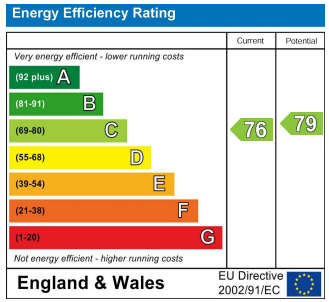
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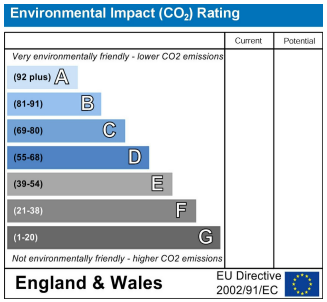
GROSS INTERNAL AREA
FLOOR 1 1,172 sq.ft. FLOOR 2 781 sq.ft.
TOTAL : 1,953 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport









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