

La Rocque, St Brides Road

Bridgend, CF35 5AD

Watts & Morgan

La Rocque St Brides Road

Ewenny, Bridgend CF35 5AD

£325,000 Freehold

2 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A spacious two-bedroom detached bungalow with excellent potential, set on a generous plot in the sought-after village of Ewenny. Conveniently located within walking distance of local amenities and just a short drive from Bridgend Town Centre, Junction 36 of the M4, and the picturesque Ogmore-by-Sea.
The property offers spacious accommodation comprising a dining room, kitchen, store room, family bathroom, living room, and two double bedrooms.
Externally, the property features a large front driveway providing off-road parking for multiple vehicles, along with a very generous rear garden offering plenty of scope and potential. The property is offered for sale with no onward chain.

Directions

* Bridgend Town Centre - 2.1 Miles * Cardiff City Centre - 21.0 Miles * J36 of the M4 - 5.4 Miles * Ogmore-be-sea Beach- 3.1 Miles

Your local office: Bridgend
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Summary of Accommodation

ABOUT THE PROPERTY

The property is entered via a PVC front door which opens into a great sized dining room, complete with carpeted flooring and a large side facing window.
The kitchen/diner is finished with tiled flooring and is fitted with base units and ample space for dining furniture. There is ample space for a washing machine and fridge/freezer. A rear-facing window overlooks the garden, while access to the driveway and to the garden is provided via a PVC door.
From the dining room, is the family bathroom, accessed via a verstatile small reception room, which could be used as a study and features laminate flooring and a side facing window.
The family bathroom offers tiled flooring and is fitted with a three piece suite, which includes a large walk in shower, WC and wash hand basin. The room also benefits from a side facing window and a useful storage cupboard.
Entered through double doors from the dining room, the generously proportioned living room features carpeted flooring and dual-aspect windows to either side, along with an additional high-level window, allowing for plenty of natural light and creating a bright, comfortable living space. A separate door leads through to the study, which also benefits from a window.
The two bedrooms are located off the living room which are generously sizeddouble rooms, both offering carpeted flooring, one large front facing window and one large side facing window in each.

GARDEN AND GROUNDS

Approached via St Brides Road, La Rocque occupies a substantial plot and benefits from a large private driveway to the front, providing off-street parking for multiple vehicles. The property enjoys a sizeable enclosed front and rear garden which offers fantastic potential for future improvements.

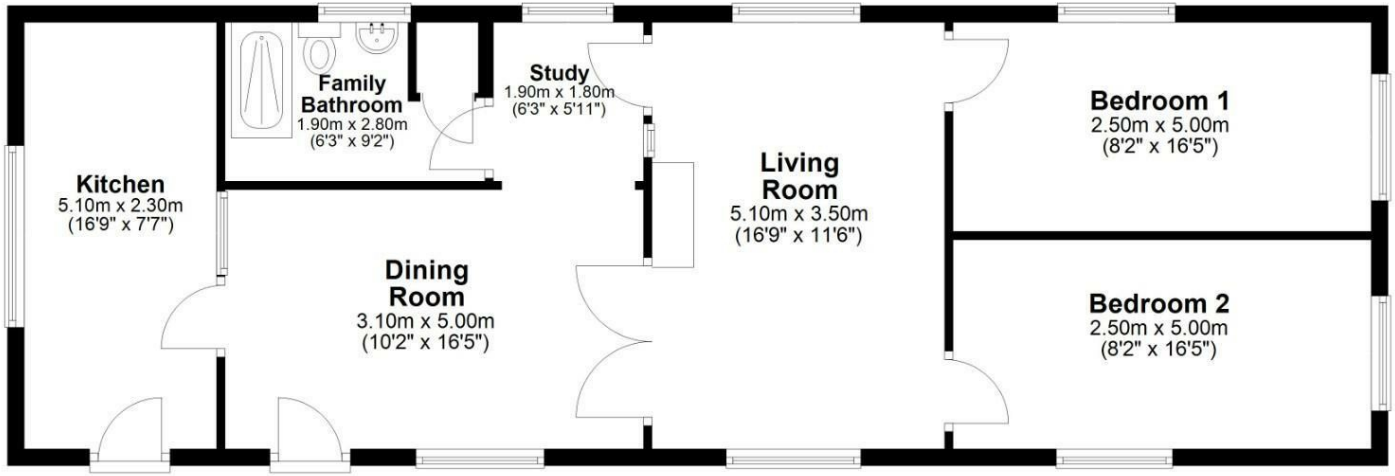
ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating; ‘D’. Council Tax is Band 'E'.

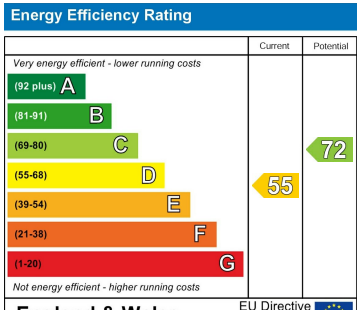
Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

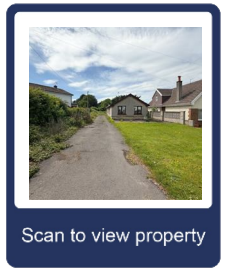
Ground Floor

Approx. 81.5 sq. metres (877.7 sq. feet)



Total area: approx. 81.5 sq. metres (877.7 sq. feet)





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