



16, Wick Road
CF35 5BL

Watts
& Morgan



16, Wick Road

Ewenny, CF35 5BL

£650,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A spacious three-bedroom detached cottage occupying a generous plot of approximately a quarter of an acre in the highly sought-after village of Ewenny. Offering tremendous potential for modernisation, extension, or redevelopment (subject to the necessary planning consents), ideally positioned on Wick Road, the property enjoys substantial front and rear gardens and is offered to the market with no onward chain.

The accommodation comprises an entrance hall, lounge, sitting/dining room, bathroom, kitchen/utility room, and conservatory. To the first floor are three well-proportioned double bedrooms arranged around a central landing. Externally, the property benefits from extensive grounds, including a lawned front garden with patio area, while the rear garden features a swimming pool, outdoor storage buildings, and a wealth of space for further landscaping or development.

Directions

* Bridgend Town Centre - 2.5 Miles * Cardiff City Centre - 22.0 Miles * Ogmore by sea- 3.0 Miles * J35 of the M4 -5.0 Miles

Your local office: Bridgend

T 01656 644288 (1)

E bridgend@wattsandmorgan.co.uk



Summary of Accommodation

SITUATION

The Village of Ewenny is a semi-rural community within the Vale of Glamorgan, boasting a mix of new and older properties. Local amenities include Ewenny Priory Church, a local Hairdresser, Shop, and Garden Centre. The neighbouring Village of Corntown, includes a Public House and Sports Ground. Schooling is available at the neighbouring Villages of St. Brides Major Church in Wales Primary School and Cowbridge Comprehensive School. Ewenny is close to the A48 and is within five miles of the M4 Junction 35. In addition there is a main-line railway station at the Town of Bridgend of which provides shops, services and leisure facilities and secondary schooling. There are bathing and surfing beaches at the Heritage Coast some two miles from the Village and there are several Golf Courses within the area.

ABOUT THE PROPERTY

The property is entered via a traditional wooden front door into a welcoming entrance hall with fitted carpeting and a staircase rising to the first floor. Positioned at the front of the property, the living room a spacious reception room featuring three front-facing windows, fitted carpeting, and an attractive central fireplace. Double doors provide access back to the entrance hall. The sitting/dining room offers a versatile second reception space. Benefiting from windows to both the front and rear elevation. An inner hallway provides access to the rear garden via a side entrance, as well as access to the kitchen and bathroom. The family bathroom is fitted with a three-piece suite comprising a panelled bath with overhead shower, WC, and wash hand basin. The room further benefits from tiled walls, fitted carpeting, and a rear-facing window.

The kitchen/utility room is fitted with a range of wall and base units with complementary work surfaces over and tiled flooring throughout. There is ample space for freestanding appliances, while rear-facing windows overlook the garden. A door leads through to the conservatory, which houses the Vaillant gas combination boiler, the conservatory also offers direct access to the rear outdoor space.

To the first floor, the landing benefits from a useful built-in storage cupboard, with doors leading to all bedrooms. Bedroom One is a particularly spacious double bedroom enjoying dual-aspect windows to both the front and rear, fitted carpeting, and an extensive range of built-in wardrobes and storage. Bedroom Two is another generous double bedroom, featuring fitted carpeting and windows to the front and side elevations. Bedroom Three benefits from fitted carpeting, a built-in storage cupboard, and a front-facing window.

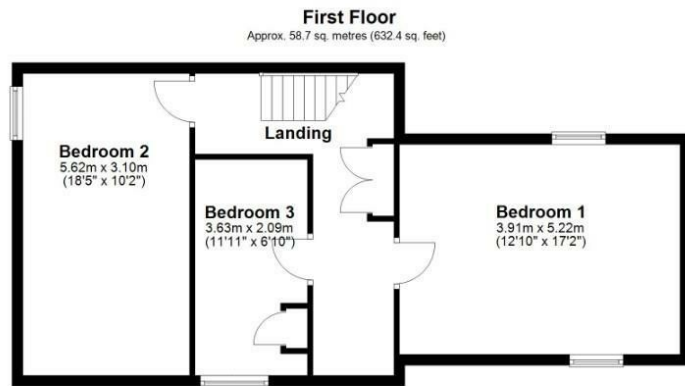
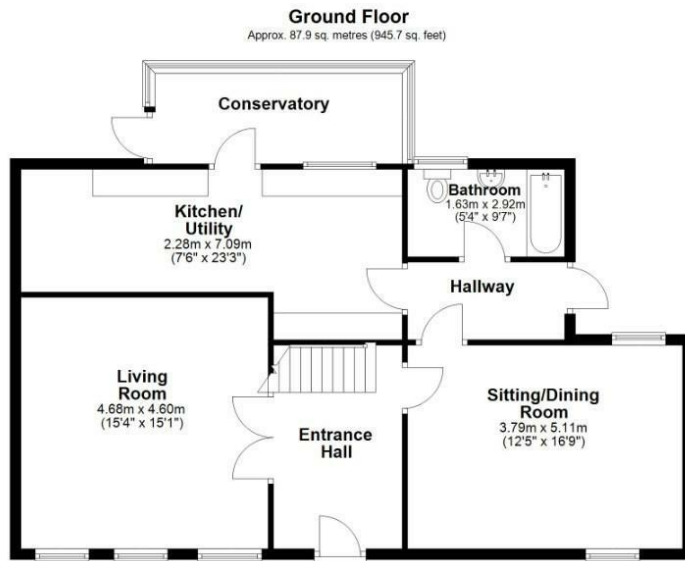
GARDENS AND GROUNDS

Occupying a substantial plot of approximately a quarter of an acre, No. 16 enjoys extensive front and rear gardens, offering excellent outdoor space and significant potential for enhancement. To the front of the property is a generous lawned garden, complemented by a covered paved seating area that provides an ideal space for outdoor relaxation and entertaining. The garden is beautifully established with a variety of mature shrubs, plants, and seasonal flowers, creating an attractive and colourful setting. The rear garden continues to impress, featuring a paved patio area, an ornamental water feature, a swimming pool, and a further lawned section, providing ample space for family enjoyment. An external storage building offers useful additional storage, while gated side access leads conveniently back to the front of the property. On-street parking is available directly outside the property, with excellent scope to create private off-road parking, subject to any necessary consents.

ADDITIONAL INFORMATION

Freehold. All mains services connected. EPC Rating "E". Council Tax Band "G".

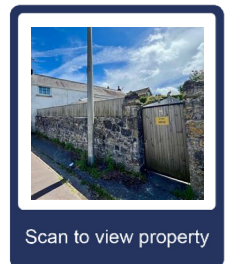




Total area: approx. 146.6 sq. metres (1578.1 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		43	69
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.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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