



26, Ewenny Road  
Bridgend, CF31 3HP

Watts  
& Morgan







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**£289,950 Freehold**

3 Bedrooms | 2 Bathrooms | 3 Reception Rooms

\*\*\*\* GUIDE PRICE £289,950-£299,950\*\*\*\*

We are pleased to offer to the market this beautifully presented 3/4 bedroom traditional terraced property situated in a convenient location in Bridgend Town. Within walking distance of local shops, schools, amenities and Bridgend Town Centre. Close to Newbridge Fields and great commuter access via Junction 36 of the M4. This spacious accommodation has been modernised throughout including bespoke built summerhouse, off-road parking enclosed via roller shutter doors to the rear. Accommodation comprises; entrance hall, lounge, dining room, kitchen/living room, utility and shower room. First floor landing; 3 double bedrooms and a 4-piece family bathroom. Externally enjoying off-road parking for 2 vehicles, fully landscaped rear garden with a large bespoke built sun-room. EPC "D"

### Directions

\* Bridgend Town Centre - 0.7 \* Cardiff City Centre - 19.5 \*  
J36 of the M4 motorway - 3.5

**Your local office: Bridgend**

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## Summary of Accommodation

### GROUND FLOOR

Access via a newly fitted composite door into the entrance porchway with a partially stained-glass door leading into the main hallway with solid wood flooring and carpeted staircase up to the first floor.

The living room is a spacious light reception room with continuation of solid wood flooring, angled bay windows to the front and a central feature wood burner set on a slate hearth.

The dining room is a versatile reception room with continuation of solid wood flooring.

To the rear of the property is the open-plan kitchen/living room offering vinyl tiled flooring, spotlighting and French doors opening out onto a rear patio area. The kitchen has been comprehensively fitted with a range of shaker style wall and base units and complementary laminate roll top work surfaces over. Appliances to remain include; 5-ring gas hob, double oven, grill, extractor hood and integral dishwasher. Space is provided for freestanding fridge/freezer, breakfast table and living furniture.

The utility has been fitted with a range of wall and base units and work surfaces over. Plumbing is provided for appliances. A built-in storage cupboard houses the gas combi boiler. A courtesy door leads out onto the rear garden.

The ground floor shower room is fitted with a 3-piece suite comprising; a corner shower cubicle, WC and wash hand basin. Also featuring tiled walls and flooring.

### FIRST FLOOR

The first floor landing offers carpeted flooring.

Bedroom One situated to the front of the property is a superb size double bedroom with exposed wood flooring and two sets of windows to the front.

Bedrooms Two is another generous sized room with exposed wood flooring and window to the rear, whilst bedroom three is a good sized double room with window to the side.

The family bathroom is fitted with a 4-piece suite comprising; tiled bath tub, corner shower cubicle, WC and wash hand basin. Also featuring fully tiled walls and flooring and a window to the rear.

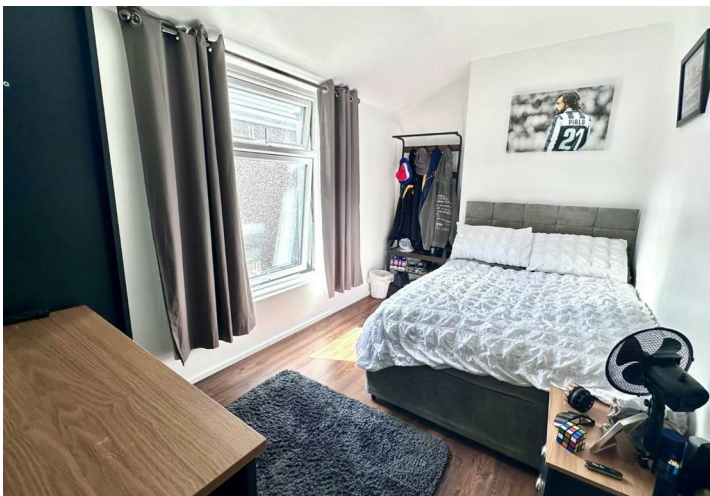
### GARDENS AND GROUNDS

Approached off Ewenny Road, no. 26 benefits from rear access via newly fitted electric roller shutter door where off-road parking for 2 vehicles is provided to the rear. Steps lead up to a separate patio area and a timber framed door leads to the rear garden.

The rear garden is a fully landscaped enclosed garden laid with patio slabs with bespoke outdoor lighting. There is a bespoke built large sun-room with full power supply, dedicated wi-fi, built-in patio heaters, Sky TV, built-in bbq and bar area, BT home system connected and freestanding fridge to remain.

### SERVICES AND TENURE

Freehold. All mains connected. EPC Rating: 'TBC'. Council Tax is Band D.





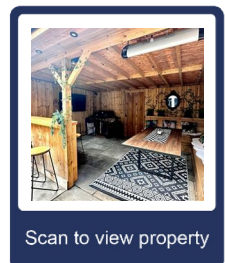


Total area: approx. 123.8 sq. metres (1332.5 sq. feet)

All measurements are approximate, and for display purposes only.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	80
EU Directive 2002/91/EC		
England & Wales		



Scan to view property

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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