
Greenfield, 9 Wick Road
Ewenny, Vale of Glamorgan, CF35 5BL
Watts
&Morgan



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Ewenny, CF35 5BL

£350,000 Freehold

2 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A spacious and versatile two bedroom with a loft room semi-detached property located in the desirable village of Ewenny. Ideally positioned just a short walk from local amenities including shops and public houses, the property also lies within easy reach of Ogmore-by-Sea and Bridgend Town Centre, making it perfectly placed for both convenience and coastal living. The accommodation comprises an entrance porch leading into the living room, a separate sitting room/dining room and a well-proportioned kitchen/breakfast room. The first-floor landing gives access to two double bedrooms and the family bathroom, while the second floor offers a versatile loft room, ideal as an additional bedroom, home office or hobby space. Externally, the property enjoys generous front and rear gardens, a private driveway providing off-road parking for multiple vehicles and a single garage with a self-contained utility with a toilet.

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

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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

Entered through a composite front door, the property opens into an entrance porch with tiled flooring and two front-facing windows, creating a bright and welcoming first impression. From here, a door leads into the main living accommodation. The living room is a generously sized reception space featuring wood flooring, a bay window to the front, a central feature fireplace and a solid wood staircase rising to the first-floor landing. The dining room offers an excellent second reception area, retaining its original parquet flooring, with a side-facing window, ample space for both lounge and dining furniture and an original feature fireplace. The kitchen/breakfast room is fitted with a coordinating range of wall and base units topped with complementary wood work surfaces, tiled splashbacks and tiled flooring. A window overlooks the rear garden, while double doors open directly onto the patio, and a PVC stable-style door provides additional access to the side. There is generous space for a freestanding breakfast table. Integrated appliances include a 4-ring induction hob with extractor hood, an oven and grill, an integrated dishwasher and space for a freestanding fridge-freezer.

The first-floor landing features wood flooring, with all doors leading off and a staircase rising to the loft room. Bedroom One is a spacious double bedroom with wood flooring and two front-facing windows. Bedroom Two is another double room with wood flooring and a rear-facing window overlooking the garden. The family bathroom is fitted with a three-piece suite comprising a panelled bath with overhead shower, WC and wash-hand basin, with tiled walls and a rear-facing window. The loft room provides a versatile additional space, featuring wood flooring and a Velux window to the rear, making it ideal as a home office, hobby room or occasional bedroom.

GARDENS AND GROUNDS

Approached off Wick Road, No.9 enjoys a spacious driveway providing off-road parking for numerous vehicles. The front garden is laid to lawn and beautifully stocked with an abundance of colourful shrubs and flowers, while a timber gate offers convenient access to the rear of the property. The garage is fitted with a manual up-and-over door with a self contained Utility room with additional toilet . To the rear, the property benefits from a generous enclosed garden featuring a large patio area ideal for outdoor furniture and entertaining. The remainder is laid to lawn and complemented by vibrant shrub and flower borders, creating a private and attractive outdoor space.

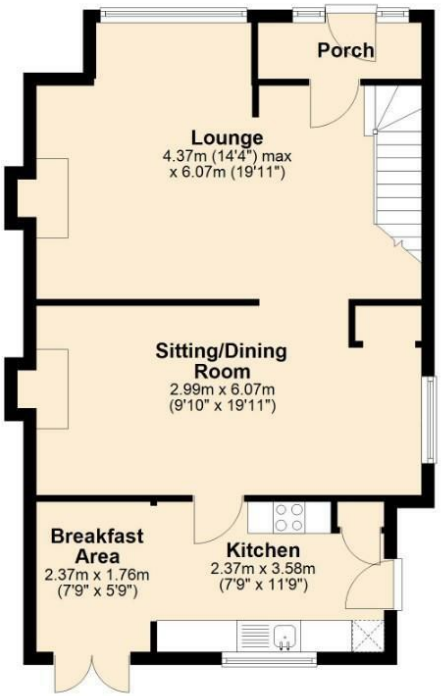
ADDITIONAL INFORMATION

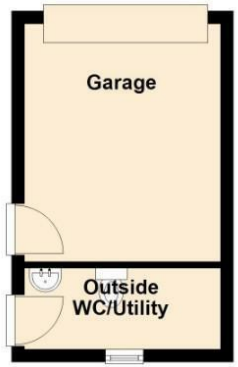
Freehold. All mains services connected. EPC Rating “D”. Council Tax Band “E”.

Ground Floor

Main area: approx. 57.7 sq. metres (621.4 sq. feet)

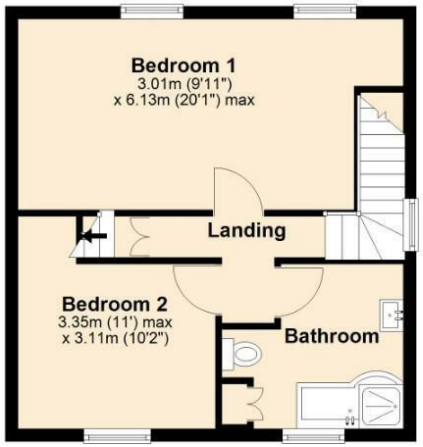
Plus outbuildings, approx. 15.9 sq. metres (170.6 sq. feet)





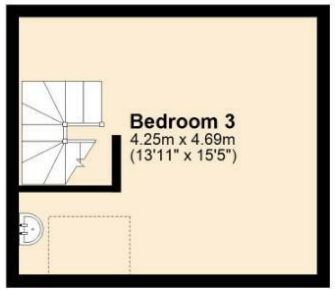
First Floor

Approx. 39.1 sq. metres (420.7 sq. feet)



Second Floor

Approx. 19.9 sq. metres (214.6 sq. feet)



Main area: Approx. 116.8 sq. metres (1256.7 sq. feet)

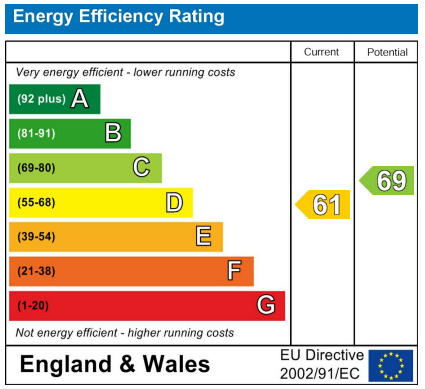
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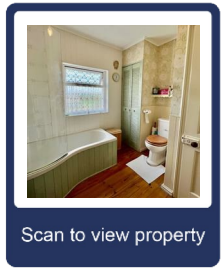
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Plan produced using PlanUp.









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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