



1, Ewenny Cross
CF35 5AB

Watts
& Morgan



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£285,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A wonderful three bedroom semi-detached bungalow located in the highly sought-after village of Ewenny. Just a short drive from the seaside villages of Ogmere-by-Sea and Southerndown—with their scenic beaches, coastal walks and range of local restaurants and amenities—this property offers an enviable balance of countryside and coastal living. The home is offered to the market chain free. The spacious and highly flexible accommodation comprises an entrance hallway, lounge/sitting room, kitchen, dining room, utility room, a ground-floor double bedroom and a bathroom. To the first floor, there are two further good-sized bedrooms and a shower room, providing excellent versatility for multi-generational living, guest accommodation or home-office use. Externally, the property benefits from a private driveway with parking for up to three vehicles and a generous rear garden. Chain free.

Directions

* Bridgend Town Centre - 2.5 Miles * Cardiff City Centre - 22.0 Miles * Ogmere by sea- 1.5 Miles * J35 of the M4 -5.0 Miles

Your local office: Bridgend

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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 the front door, the property opens into a welcoming hallway with carpeted flooring and doors leading to all ground-floor rooms. The main living/sitting room is a spacious reception area featuring carpeted flooring, a front-facing bay window and a central feature fireplace. A staircase rises to the first-floor landing, and further doors lead into the utility area. The kitchen is fitted with a range of coordinating wall and base units with complementary work surfaces, laminate flooring and a window overlooking the rear garden. Integrated appliances include an oven/grill, 4-ring gas hob with extractor fan and an integrated dishwasher. The utility room provides additional practicality, offering space for a fridge/freezer and white goods. It houses the newly installed gas combination boiler and features double doors opening directly to the rear garden. The dining room is a versatile reception space with carpeted flooring and a side-facing window—ideal as a formal dining area, second sitting room or home office. The ground-floor double bedroom features carpeted flooring and a bay window to the front, making it a bright and comfortable room. The bathroom is fitted with a three-piece suite comprising a bath with overhead shower, WC and wash-hand basin. It includes laminate flooring, tiled walls and an extractor fan.

The first-floor landing provides access to Bedrooms One and Three. Bedroom One is a superbly sized double room featuring carpeted flooring and a front-facing window, offering excellent natural light. Bedroom Three is also a well-proportioned room with carpeted flooring and a rear-facing window, making it ideal as a guest room, study or flexible living space. The shower room is fitted with a modern three-piece suite comprising a double shower enclosure, WC and wash-hand basin. It features laminate flooring, tiled walls and a rear-facing window for ventilation and light.

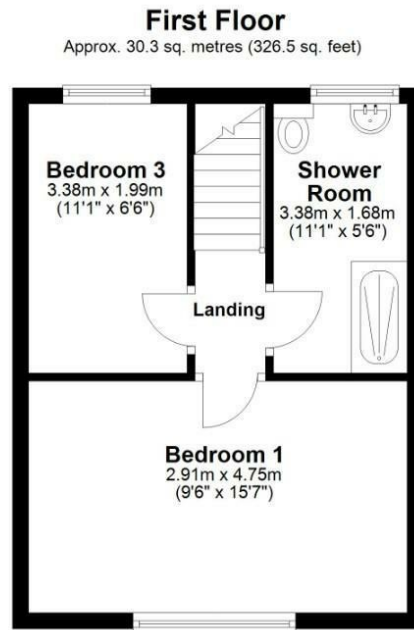
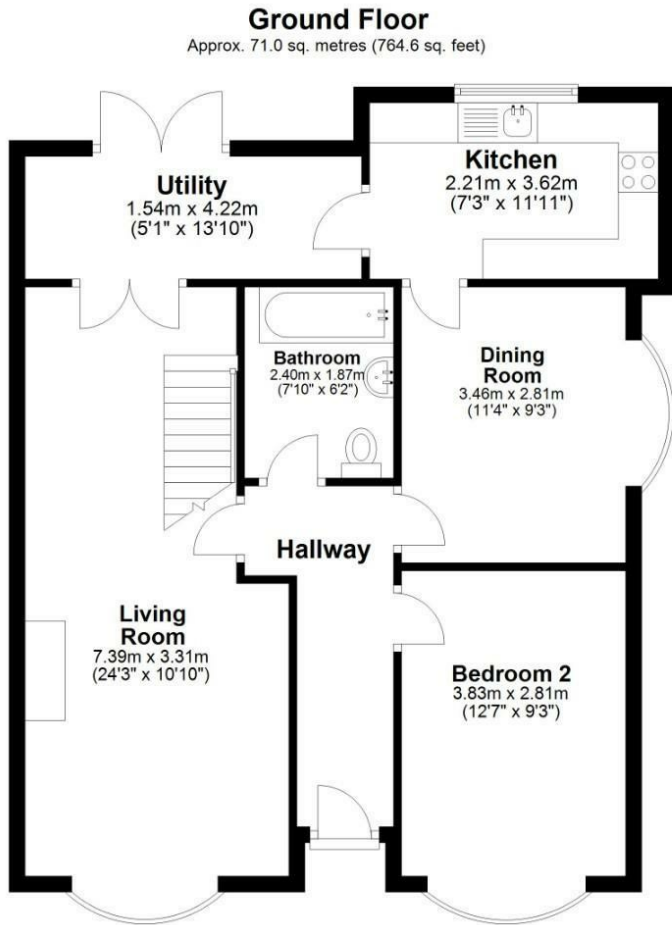
GARDENS AND GROUNDS

Approached off the quiet cul-de-sac of Ewenny Cross, No. 21 occupies a desirable corner plot and benefits from a private driveway to the side, offering ample off-road parking for up to three vehicles. A timber side gate provides convenient access into the rear garden. To the rear lies a generous enclosed garden, predominantly laid to lawn and bordered by tall trees and mature shrubbery, creating a wonderfully private outlook. A spacious paved seating area provides the perfect spot for outdoor furniture and relaxed entertaining. The garden also features a paved pathway and outdoor storage, with an additional front garden area offering a pathway to the entrance and a variety of established planting.

ADDITIONAL INFORMATION

Freehold. All mains services connected EPC Rating "D". Council Tax band "D".

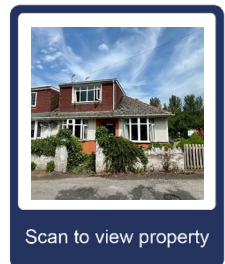




Total area: approx. 101.4 sq. metres (1091.0 sq. feet)



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	55	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



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