



25 Wick Road
Ewenny, Vale of Glamorgan, CF35 5BL

Watts
& Morgan



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Guide price: £385,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A delightful, three bedroom family home in superb order and located in this ever popular western vale village within catchment for Colwinston Primary School and Cowbridge Comprehensive. Living Room with fireplace, kitchen-diner running the width of the property and additional side entrance way with utility area, WC and store. To the first floor: two double bedrooms, generous third bedroom and modern bathroom with roll top bath and separate shower cubicle. Ample driveway parking and long garden to the rear including lawn and decked seating area.

EPC rating: D66

Directions

Cowbridge Town Centre – 5.9 miles

Cardiff City Centre – 24.3 miles

M4 Motorway, J 35 Pencoed – 4.7 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

No.25 Wick Road, Ewenny is a delightful, semi-detached home modernised by the current owners to offer a thoughtfully laid out and family friendly home. The accommodation has been well kept and is "move in ready".

An entrance hallway to the ground floor has a staircase leading to the first floor while doors lead to the principal rooms to the ground floor. A family living room looks into the front garden area and includes a feature fireplace (possible for a working fire to be reinstated). The kitchen/dining space runs the width of the rear of the main property and has a window and double doors looking out over - and opening onto - a decked seating area with lawn beyond. This well proportioned space includes a very good range of units with ample space remaining for a family dining table. Appliances to remain include: a range cooker, fully integrated fridge and dishwasher. There is additional storage and room for further appliances to the utility room.

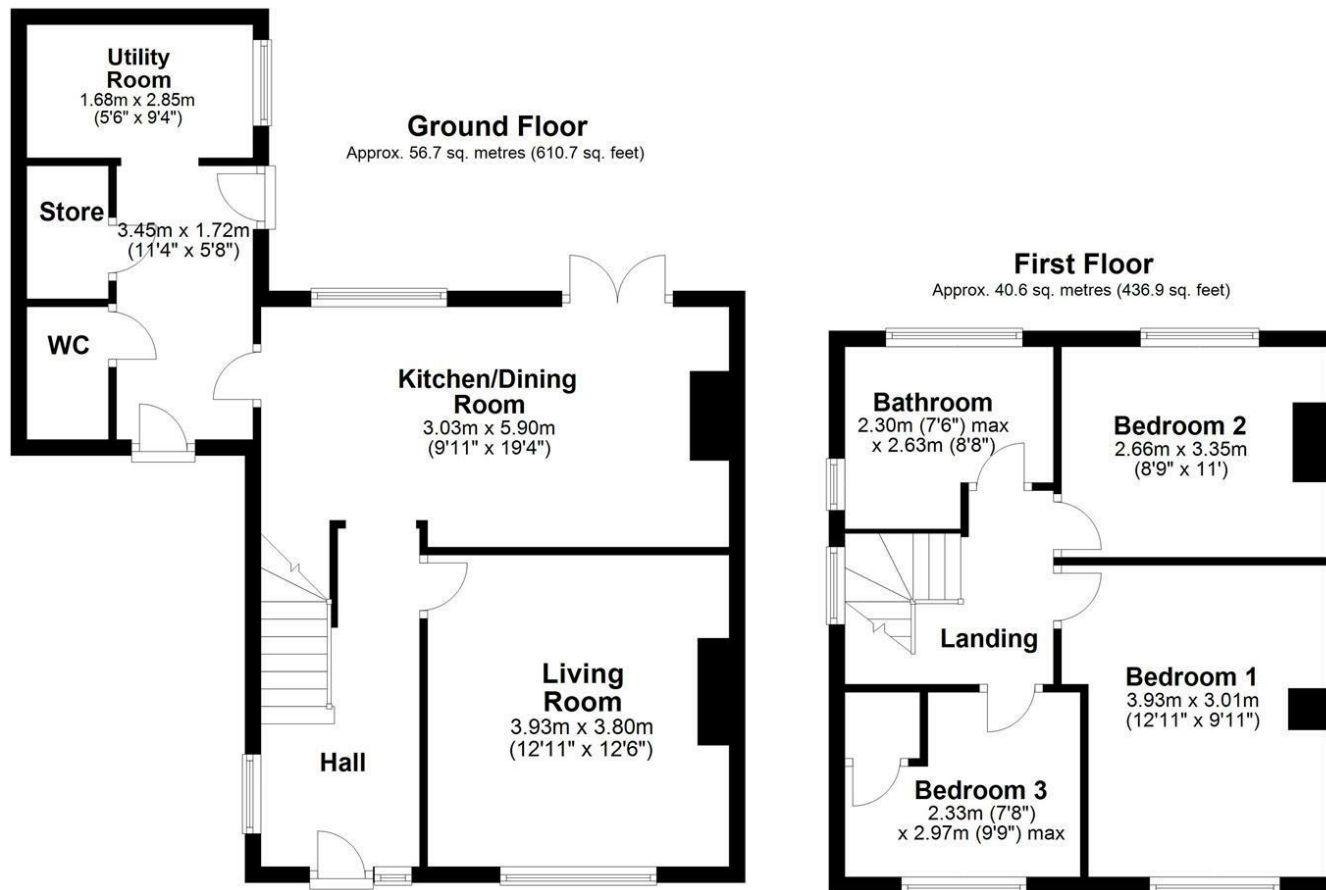
Accessible from the kitchen is a side entrance way with utility room, store and wc. It can be entered from the front driveway; a stable door opens from here into the rear garden. The central area is an ideal room for coats, wellies, shoes etc. To one side is a WC and a store cupboard whilst a utility room is to the rear with space/plumbing for a washing machine and for additional appliances.

To the first floor, a central landing area has doors leading to all bedrooms and to the family bathroom. The largest, double bedroom looks to the front of the property and has wardrobes to remain. The second double also has wardrobes to remain and enjoys views over the rear garden onto surrounding farmland. The third bedroom is a generous single to the front. All of these share use of the large family bathroom with its roll top bath and separate shower cubicle to one corner.



Additional information

Freehold. All mains services connected to the property. Gas fired central heating. Council tax: Band E



Total area: approx. 97.3 sq. metres (1047.6 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

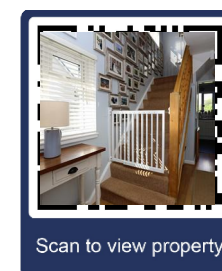
Garden & Grounds

Understood to have been built in the 1950's, no.25 Wick Road is set within a particularly generous plot set back from the road through the village by a deep grass verge. A block-paved forecourt has room for a number of cars to park and includes an adjacent lawn. It is screened from the frontage by tall mature hedging.

To the rear of the property is an especially sizeable, long rear garden space. A timber decked seating area is accessible from the kitchen/dining room and also from the utility area. Steps lead down from the deck onto extremely large lawn, all enclosed by fencing. A path, to one side, runs via a double-gated entrance back to the driveway. Two wooden sheds are to remain, one a timber garden store, the other a timber Dutch-style barn with power connected.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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