



Ewenny Road, Bridgend, Bridgend County.  
CF31 3HY

£299,950



## Ewenny Road, Bridgend, Bridgend County. CF31 3HY

Well looked after four bedroom property in need of modernisation comprising entrance porch, entrance hall, TWO RECEPTION ROOMS, lean-to conservatory, kitchen/diner, UTILITY, downstairs wet room. To the first floor separate WC, family bathroom/shower room, four bedrooms, front and rear gardens, good sized private enclosed rear garden and rear access lane. NO ONGOING CHAIN.

**£299,950 - Leasehold**

- Extended four bedroom house
- Kitchen/diner
- Two reception rooms/ Lean-to conservatory
- Enclosed private rear garden
- In need of modernisation / No ongoing chain
- Immaculately looked after/ EPC - , Council tax band-

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## DESCRIPTION

Introducing this well looked after property in need of modernisation but retaining many original features located within easy walking distance of Bridgend town centre, local Primary and Secondary Schools. Fantastic sized family accommodation benefiting from entrance porch, entrance hall, two reception rooms, lean-to conservatory, kitchen/diner, utility and downstairs wet room, four bedrooms and family bathroom with separate WC, front and rear gardens with rear access. The property retains many original features and would make a fabulous family home.

## ENTRANCE

Via part glazed and frosted PVCu door into the entrance porch.

### ENTRANCE PORCH (5' 6" x 4' 3") or (1.68m x 1.29m)

Textured and papered ceiling with centre pendant light, original coving, part papered / part tiled walls, original skirting boards, tiled flooring and wall mounted shelf with hanging rails. Original part glazed wooden door into the entrance hall.

## ENTRANCE HALL

Textured and papered ceiling with centre pendant light, smoke alarm, original coving, papered walls, original skirting and fitted carpet. Frosted PVCu double glazed window overlooking the side of the property and radiator. Opening into large under stairs storage cupboard with lighting, power and hanging rails. Doors leading to two reception rooms and kitchen/diner and stairs leading to the first floor.

### LOUNGE (14' 6" max x 13' 7" max) or (4.42m max x 4.15m max)

Textured and papered ceiling with centre ceiling rose and pendant light, original coving, papered walls with dado rail, original skirting and fitted carpet. Feature electric fire with wooden surround and mantle with built in shelving to the alcoves. PVCu double glazed bay window overlooking the front of the property and radiator.

### RECEPTION 2 (12' 11" x 10' 4") or (3.94m x 3.16m)

Textured and papered ceiling with centre pendant light, original decorative coving, papered walls with dado rail, original skirting and fitted carpet. Built in gas fireplace with built in storage to the alcoves. Radiator, double wooden framed single glazed door leading into the lean-to/conservatory.

### LEAN-TO/CONSERVATORY (8' 3" x 6' 0") or (2.51m x 1.82m)

Double glazed glass roof, original painted brickwork and quarry tiled floors, built in shelving and PVCu double glazed door leading out to the rear garden with PVCu double glazed side panels either side.

### KITCHEN/DINER (18' 11" x 11' 2") or (5.76m x 3.41m)

Plastered and emulsioned ceiling with centre strip light and pendant light, papered walls with tiling to the splash back areas, skirting and vinyl flooring in tile effect. A range of base and wall units with complementary roll top work surfaces housing an inset double stainless steel sink with chrome mixer tap. Integrated four ring electric hob and overhead extractor fan. Integrated double electric oven, space for good sized dining room table and further built in storage. Two wall mounted radiators and two PVCu double glazed windows overlooking the side of the property. Archway leading into the utility.



### **UTILITY (7' 8" x 5' 9") or (2.33m x 1.76m)**

Emulsioned ceiling with inset chrome spot lights, plastered and emulsioned walls with tiling to the splash back areas, skirting and vinyl flooring in tile effect. Space for washing machine and tumble dryer. Shaker style base units with work surface and inset stainless steel sink with chrome mixer tap. Wall mounted gas boiler, radiator, PVCu double glazed window overlooking the rear of the property and PVCu double glazed door leading to the rear garden. Door leading to the downstairs wet room.

### **WET ROOM (5' 8" x 3' 7") or (1.73m x 1.09m)**

Plastered and emulsioned ceiling with inset stainless steel spot lights, extractor fan, floor to ceiling tiled walls and tiled flooring. Three piece suite comprising vanity wash hand basin with chrome mixer tap, w.c. and wall mounted electric shower. Chrome towel rail radiator and frosted PVCu double glazed window overlooking the rear of the property.

### **LANDING**

Via stairs with fitted carpet and handrail. Split level landing. Doors leading to the w.c. family bathroom and bedroom finished with papered ceiling, pendant light, papered walls, skirting, fitted carpet, radiator and PVCu double glazed window overlooking the side of the property.

### **SEPARATE WC (6' 2" x 3' 5") or (1.87m x 1.04m)**

Emulsioned ceiling, centre light, part papered/part tiled walls, frosted PVCu double glazed window overlooking the side of the property, skirting and tile effect vinyl flooring. Low level WC.

### **FAMILY BATHROOM (7' 7" max x 4' 11" max) or (2.31m max x 1.51m max)**

Emulsioned ceiling, tiled walls, wall mounted extractor fan, radiator, frosted PVCu double glazed window overlooking the side of the property and tile effect vinyl flooring. Built in double storage cupboard housing hot water tank and shelving. Three piece suite comprising vanity sink unit with chrome mixer tap, bath with chrome taps, walk in shower with overhead electric shower and seat.

### **BEDROOM 3 (11' 1" x 7' 9") or (3.37m x 2.35m)**

Textured and papered ceiling, centre light, emulsioned walls, PVCu double glazed window overlooking the rear of the property, radiator, built in shelving either side of the chimney breast, skirting and fitted carpet.

### **LANDING**

Further landing with doors leading to three bedrooms. Papered ceiling, centre pendant light, smoke alarm, access to loft, papered walls, PVCu frosted double glazed window overlooking the side of the property, skirting and fitted carpet.

### **BEDROOM 2 (12' 10" x 10' 3") or (3.90m x 3.12m)**

Textured papered ceiling, centre pendant light, PVCu double glazed window overlooking the rear of the property, radiator, papered walls, feature chimney breast with shelving to one alcove and built in storage to the other alcove, skirting and fitted carpet.





### **BEDROOM 1 (14' 1" max x 11' 3" max) or (4.28m max x 3.42m max)**

Textured papered ceiling, centre light, papered walls, PVCu double glazed bay window overlooking the front of the property with views of the fields, feature chimney breast with alcoves either side, radiator, skirting and fitted carpet.

### **BEDROOM 4 (7' 7" x 7' 6") or (2.32m x 2.29m)**

Papered ceiling, pendant light, two papered walls and two cork tiled walls, PVCu double glazed window overlooking the front of the property, radiator, skirting and fitted carpet.

### **OUTSIDE**

Enclosed front garden with wrought iron fencing. Steps leading to the front door. Mainly laid to decorative stone with mature shrubs. Potential to create off road parking to the front or rear of the property subject to planning.

Good sized enclosed private rear garden, small patio area to the side of the property, mainly laid to lawn, raised beds, pathway leading to the rear lane, hardstanding to the rear with a shed. Outside tap.

### **NOTE**

Leasehold


Lease Term: 999 years from 2/2/1894

Ground rent: £5 per annum.



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# EPC

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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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