

Payton
Jewell
Caines



Wick Road, Ewenny, Bridgend County. CF35
5BL

£754,950

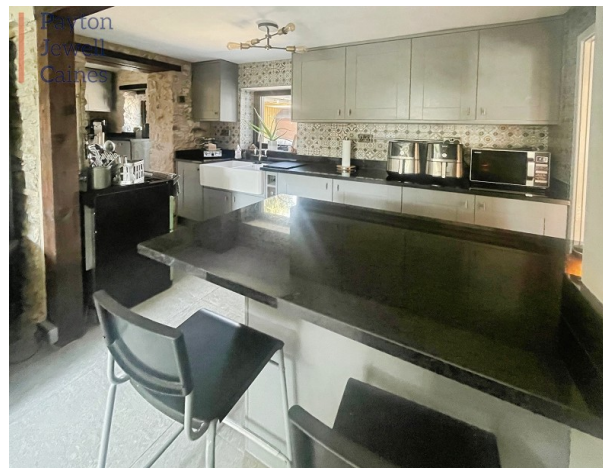
PJC PAYTON
JEWELL
CAINES

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CHARACTER COTTAGE lovingly restored along with a detached two bedroom separate dwelling. The main cottage comprises a lounge, study, kitchen/diner with breakfast room, utility room and w.c. to the ground floor and four bedrooms, four piece bathroom and separate shower room to the first floor. The separate living accommodation offers an open plan space to include kitchen, separate shower room with utility space to the ground floor and two bedrooms with ensuite to the first floor. Viewing highly recommended.

£754,950 - Freehold

- Four bedroom detached 1850s character cottage
- Self contained two bedroom detached annexe
- Ideal for extended family
- Downstairs w.c. / utility
- Off road parking/ EPC - D, Council tax band - G



DESCRIPTION

This unique property was built in the 1850s and offers two for one with a family home plus a two bedroom detached self contained annexe which is ideal for extended family, lodger or B&B opportunity with separate access to each property from the front driveway. The property is located within the sought after village of Ewenny and is within close proximity to the historical Merythr mawr village and iconic ruins of Ogmore castle, Ogmore by sea, Ewenny village and easy access to the M4 corridor.

Please note - Some work is still ongoing at the property, however this will be completed before the sale.

ENTRANCE (8' 6" x 7' 3") or (2.60m x 2.20m)

Via new composite leaded glazed front door into the entrance hall finished with emulsioned ceiling and walls, original exposed brick walls, radiator, wood effect tiled flooring to be fitted, doors leading to lounge, study and downstairs WC. Stairs leading to first floor.

LOUNGE (18' 4" x 12' 6") or (5.60m x 3.80m)

Emulsioned ceiling with traditional beam, emulsioned walls, wall lights, two radiators, PVCu window overlooking the front of the property, traditional sash window to the rear, PVCu door leading out to the side garden and fitted carpet. Traditional brick fireplace with slate tiled hearth, wooden beam mantel and log burner. Door leading to kitchen.

KITCHEN (18' 8" x 12' 2") or (5.70m x 3.70m)

Emulsioned ceiling, PVCu window overlooking the rear garden, part traditional exposed stone wall/ part tiled walls/ part emulsioned walls surrounding the kitchen area and tiled flooring. The kitchen is arranged with a range of wall and base units with tiling to splash back areas, granite work surface. Double Belfast sink with mixer tap. Space for Range cooker with glass surround. Breakfast bar/island. Wine rack. Opening with a step up to a further kitchen area. Door leading to utility. Opening into the dining area.

DINING ROOM (10' 10" x 11' 6") or (3.30m x 3.50m)

Emulsioned ceiling, part stone/part emulsioned walls, traditional sash window and shutters overlooking the side of the property, modern vertical radiator and tiled flooring. Space for dining table and chairs. Log burner set on slate hearth.

EXTENDED KITCHEN (8' 10" x 8' 2") or (2.70m x 2.50m)

Emulsioned ceiling, emulsioned walls and stone walls, PVCu window overlooking the rear garden, continuation of the tiled flooring. Continuation of the wall and base units with granite work surface. Space for American style fridge/freezer. Space for washing machine. Fully glazed PVCu door leading out to the rear garden. Door leading to utility.

UTILITY

Emulsioned ceiling, emulsioned walls with exposed brick wall, electric and plumbing. Space for washing machine and tumble dryer. Wooden work surface. PVCu glazed door to the side garden.

DOWNSTAIRS W.C. (4' 11" x 2' 0") or (1.50m x 0.60m)

Emulsioned ceiling, tiled walls, PVCu frosted window overlooking the rear of the property and tiled floor. Two piece suite comprising wall mounted wash hand basin and low level WC.



STUDY (10' 6" x 9' 10") or (3.20m x 3.00m)

Emulsioned ceiling with traditional beam, part exposed brick wall/ part exposed stone wall/ part emulsioned walls, PVCu window overlooking the front of the property and PVCu window overlooking the rear of the property modern vertical radiator , shelving and wood effect tiled flooring.

FIRST FLOOR LANDING

Via stairs with spindle balustrade (due to be replaced). Traditional exposed stone walls(re pointing to be finished and vaulted ceiling to be finished), Doors leading to bathroom, shower room and four bedrooms.

BATHROOM (10' 2" x 10' 2") or (3.10m x 3.10m)

Extractor fan, spot lights with centre feature light, vaulted beam ceiling, PVCu frosted glazed window overlooking the front of the property, part emulsioned/part tiled walls/ part exposed stone walls, shelving to the alcoves, combination boiler and vinyl flooring. Four piece suite comprising Victorian style WC with high level cistern and chain pull flush, shower cubicle with overhead rainwater shower, concealed shower controls with hand attachment and glazed sliding door, feature wash hand basin set on granite work surface and freestanding bath with mixer tap with hand shower attachment.

SHOWER ROOM (3' 11" x 6' 11") or (1.20m x 2.10m)

Measurements to the shower cubicle. Tiled walls, PVCu frosted glazed window overlooking the front of the property and tiled flooring. Two piece suite comprising vanity sink unit(to be fitted) and shower cubicle with electric shower and glazed sliding door.

BEDROOM 4 (10' 2" x 7' 10") or (3.10m x 2.40m)

Masurements to the wardrobes. Emulsioned ceiling and walls, PVCu window overlooking the front of the property, radiator and fitted carpet. Built in wardrobes.

BEDROOM 3 (9' 10" x 8' 2") or (3.00m x 2.50m)

Vaulted emulsioned ceiling with beams, emulsioned walls, traditional stone feature walls, PVCu window overlooking the rear of the property, radiator and fitted carpet.

BEDROOM 2 (10' 2" x 11' 10" max) or (3.10m x 3.60m max)

L shaped room. Emulsioned ceiling and walls, traditional sash window overlooking the side garden and fitted carpet.

BEDROOM 1 (10' 6" x 10' 6") or (3.20m x 3.20m)

Measurements taken to the wardrobes. Emulsioned ceiling and walls, built in storage, sash window overlooking the side garden radiator and fitted carpet.



OUTSIDE

Low maintenance rear garden newly paved with covered seating area, power and plumbing. Two plastic sheds to remain. Side gated access to the front of the property.

Side garden, soon to be paved with traditional flagstones with steps leading to mainly laid to lawn area with mature shrubs and trees and patio areas. Wooden gate leading to the front of the property.

The front of the property is bounded by traditional stone wall and gate. Driveway to the side of the property. Electric car charging point. Access to the Annex.

ANNEX

Detached two bedroom property.

ACCESS TO ANNEX

From the driveway leading to a paved area which is soon to be artificial grass. Shed to remain. Private and enclosed with wooden fencing and stone dwarf wall.

ENTRANCE

Via PVCu glazed front door into the lounge/kitchen.

LOUNGE/KITCHEN (15' 1" x 20' 0") or (4.60m x 6.10m)

Plastered walls, kitchen soon to be installed, two PVCu windows overlooking the front of the property. Stairs leading to first floor. Opening leading to downstairs shower room/ utility. (Kitchen to be fitted, walls to be painted)

SHOWER ROOM (5' 11" x 7' 7") or (1.80m x 2.30m)

Plastered walls, extractor fan, spot lights, quadrant shower tray, WC, and towel rail. (to be completed)

FIRST FLOOR LANDING

Via stairs. Skylight. Doors leading to two bedrooms.

BEDROOM 2 (12' 2" x 10' 10") or (3.70m x 3.30m)

PVCu window overlooking the front of the property, radiator and plastered walls. (To be painted)

BEDROOM 1 (10' 6" x 9' 2") or (3.20m x 2.80m)

Plastered walls, vertical radiator. Door leading to ensuite area. (To be painted)


EN SUITE (6' 3" x 3' 7") or (1.90m x 1.10m)

WC and plumbing for shower and sink. Towel radiator. (To be completed)

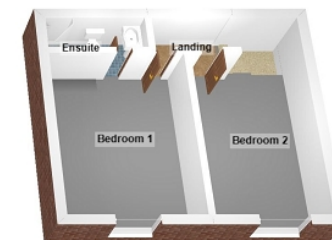
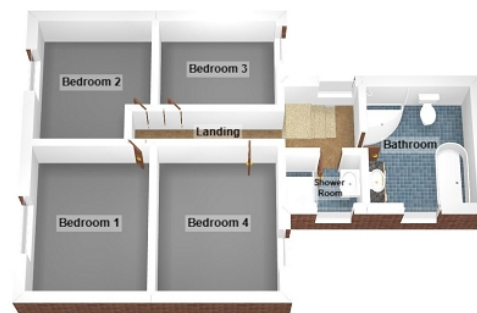


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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