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St. Brides Road, Ewenny Bridgend

£499,995

 **peter
alan**

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About the property

Situated on the highly sought-after St. Brides Road, Ewenny, this spacious four-bedroom detached family home offers generous living accommodation, attractive gardens, and a double garage, all within easy reach of the beautiful coastline at Ogmores-by-Sea.

The property features two versatile reception rooms, ideal for both family life and entertaining. The welcoming lounge benefits from a charming log-burning stove, while the second reception room could serve as a dining room, family room, playroom, or home office. A ground floor cloakroom/WC adds further convenience.

Upstairs, four well-proportioned bedrooms provide ample space for family living, complemented by the home's spacious and flexible layout.

Outside, the property enjoys well-maintained front and rear gardens together with a double garage. Energy-efficient features include recently installed owned solar panels with an active Smart Export Guarantee in place, an air source heat pump with a newly upgraded central heating system, and underfloor heating.

Occupying a desirable village location, this impressive home combines countryside tranquillity with convenient access to local amenities. The picturesque beaches and coastal walks of Ogmores-by-Sea are just a short drive away, offering an enviable blend of village charm and coastal living.

Accommodation

Entrance Hall

A welcoming and spacious entrance hall creating an excellent first impression upon entering the property. The bright and airy space features a staircase rising to the first floor, attractive contemporary wall panelling and neutral décor throughout. Offering access to the ground floor accommodation, the hall provides ample space for freestanding furniture and benefits from a large window, allowing natural light to flood the area and enhance the sense of space, the property further benefits from a built in storage cupboard for shoes and coats.

Lounge - 17' 5" x 10' 10" (5.31m x 3.30m)

A beautifully presented and generously proportioned lounge, finished in a contemporary style and enjoying an abundance of natural light via large French patio doors opening to rear garden. A striking feature wall with modern timber panelling creates an eye-catching focal point, complemented by a stylish freestanding log-burning stove, perfect for cosy evenings. Offering ample space for a range of seating arrangements, this elegant reception room provides an ideal setting for both relaxing and entertaining, with neutral décor and quality flooring enhancing the bright and welcoming feel throughout.

Dining Room - 12' 10" max into bay x 10' 10" (3.91m max into bay x 3.30m)

A versatile and generously proportioned reception room, currently arranged as a dining room but equally well suited for use





as a second lounge, playroom or family room. A beautiful bay window to the front elevation fills the room with natural light and provides an attractive outlook, enhancing the sense of space throughout. Offering ample room for a variety of furniture layouts, the room is finished in neutral tones and benefits from glazed internal doors, allowing light to flow seamlessly through the ground floor accommodation. A flexible and welcoming space ideal for adapting to a family's changing needs.

Kitchen/Breakfast Room - 17' 5" x 10' 8" (5.31m x 3.25m)

A spacious and well-appointed kitchen/breakfast room, fitted with a comprehensive range of wall and base units providing excellent storage and preparation space. The room offers ample space for a breakfast table, creating an ideal setting for informal family dining. A useful built-in pantry cupboard provides additional storage, while a door to the side elevation offers convenient access to the rear garden. Benefiting from dual-aspect windows, the kitchen enjoys plenty of natural light, creating a bright and welcoming atmosphere for everyday family living.



W.C.

Fitted with a modern two-piece suite comprising a low-level W.C. and pedestal wash hand basin with mixer tap. Finished with contemporary wall tiling, the room benefits from a frosted window to the side elevation, providing natural light whilst maintaining privacy. A well-presented and practical cloakroom, conveniently located off the entrance hall for guests and everyday family use.

First Floor

Landing

A spacious first-floor landing providing access to all four bedrooms and the family bathroom. A large side aspect window allows an abundance of natural light to flood the space, creating a bright and airy feel throughout. The landing also benefits from a useful built-in airing cupboard, providing excellent storage for linen and household essentials, together with loft access for additional storage potential. A well-proportioned central space that enhances the sense of openness on the first floor.



Bedroom One - 14' 4" x 10' 10" (4.37m x 3.30m)

A generous master bedroom offering excellent proportions and a bright, airy atmosphere. A large window to the rear allows plenty of natural light to flood the room whilst providing an attractive outlook over the rear garden. The bedroom benefits from an extensive range of fitted bedroom furniture, including wardrobes, drawers and display units, providing superb built-in storage and helping to maximise floor space. Offering ample room for a king-size bed and additional furnishings, this comfortable and well-presented room serves as an ideal principal suite.

Bedroom Two - 12' 3" x 10' 11" (3.73m x 3.33m)

A spacious double bedroom enjoying a pleasant front-facing aspect through a large window which floods the room with natural light. Offering ample space for a double bed and additional furnishings, the room also benefits from a useful built-in storage cupboard/wardrobe, providing excellent practicality and helping to maximise floor space. Tastefully presented in neutral tones, this bright and comfortable bedroom would be ideal as a guest room, children's bedroom or additional principal bedroom.



Bedroom Three - 10' 11" x 8' 10" (3.33m x 2.69m)

A well-proportioned double bedroom enjoying a pleasant rear-facing aspect via a large window overlooking the garden. The room is filled with natural light and offers ample space for a double bed and additional bedroom furniture. Decorated in neutral tones, this comfortable and versatile room would be ideal as a guest bedroom, children's room or home office, depending on individual requirements. A bright and inviting space with attractive views to the rear of the property.

Bedroom Four - 11' 1" x 6' 6" (3.38m x 1.98m)

A versatile single bedroom currently utilised as a home office, making it ideal for modern remote working requirements. The room enjoys a pleasant front-facing aspect through a large window, allowing plenty of natural light to create a bright and productive environment. Offering flexibility to suit a variety of needs, the room could easily be used as a nursery, child's bedroom, dressing room or study. A practical and adaptable space that complements the family's lifestyle requirements.



Bathroom - 8' 1" x 6' 6" (2.46m x 1.98m)

A stylish and well-appointed family bathroom fitted with a modern three-piece suite comprising a panelled bath with shower and glazed screen over, low-level W.C. and wash hand basin set within a useful vanity unit providing additional storage. Finished with contemporary wall tiling, the room benefits from a frosted window to the side elevation, allowing natural light whilst maintaining privacy. A welcome feature to the bathroom is the heated floor, offering an extra level of comfort and luxury on a chilly winter morning. Further features include a chrome heated towel rail and built-in storage units, creating a practical and attractive space ideally suited to modern family living.

Double Garage

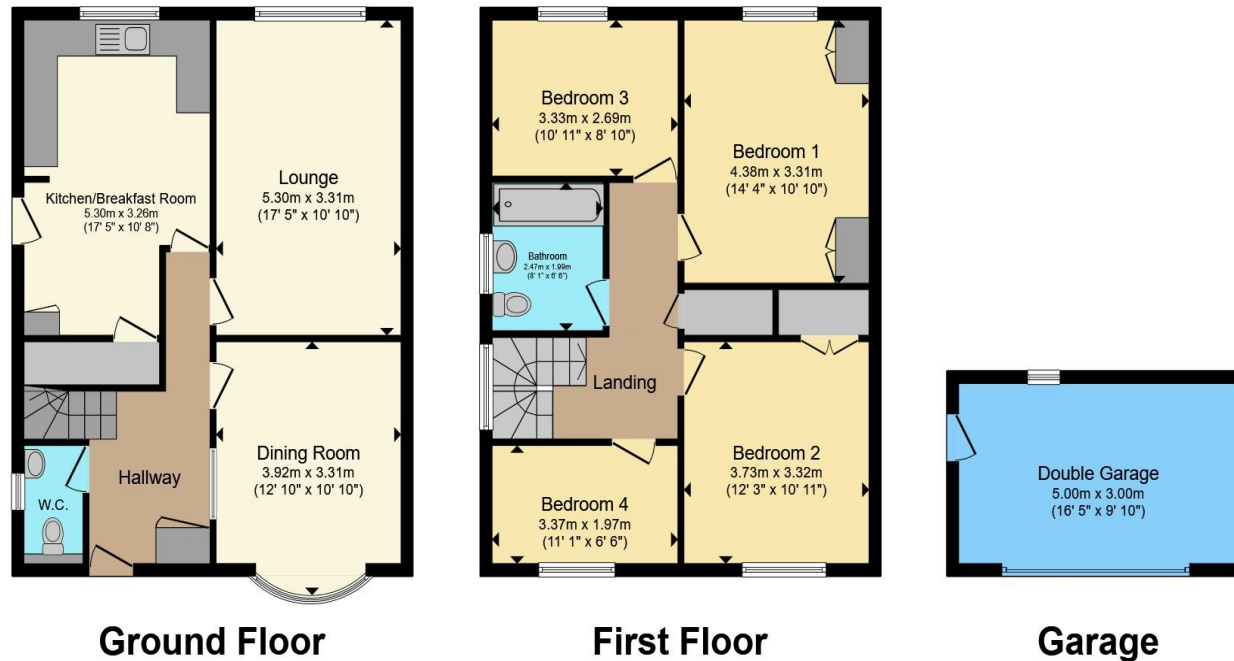
16' 5" x 9' 10" (5.00m x 3.00m)





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Total floor area 137.8 m² (1,483 sq.ft.) approx

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