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Wick Road, Ewenny Bridgend
offers in the region of £500,000

 peter
alan

01446 772857
enquiries@pablack.co.uk



About the property

Occupying a generous plot of approximately a quarter of an acre in the highly sought-after village of Ewenny, this spacious three-bedroom detached cottage presents a rare opportunity to acquire a property with exceptional potential. Requiring modernisation throughout, the property offers scope for extension, renovation or redevelopment, subject to the necessary planning consents. Ideally positioned on Wick Road and offered to the market with no onward chain, the property enjoys extensive front and rear gardens, a swimming pool, and ample space for further enhancement.

The accommodation comprises an entrance hall, a spacious lounge, a versatile sitting/dining room, family bathroom, kitchen/utility room and conservatory. To the first floor are three well-proportioned double bedrooms arranged around a central landing.

Externally, the property occupies substantial grounds with a generous lawned front garden and patio seating area, while the rear garden offers a wealth of outdoor space including a swimming pool, patio areas, storage buildings and established gardens. The size of the plot provides excellent potential for further landscaping, extension or redevelopment opportunities, subject to the necessary consents.

Set within one of the Vale of Glamorgan's most desirable villages, the property combines the charm of a semi-rural location with convenient access to local amenities, highly regarded schools, Bridgend town centre, the Heritage Coast and major transport links.

Accommodation

Internal

Location

Ewenny is one of the Vale of Glamorgan's most desirable semi-rural villages, offering an attractive blend of countryside living and excellent connectivity. Local amenities include Ewenny Priory Church, a village shop, hairdresser, and garden centre, while nearby Corntown provides a popular public house and sports facilities. The property falls within the catchment for highly regarded local schooling, including St Brides Major Church in Wales Primary School and Cowbridge Comprehensive School.

The village is conveniently situated close to the A48, within easy reach of Junction 35 of the M4 motorway, and approximately five miles from Bridgend town centre and its mainline railway station. The Heritage Coast, with its renowned beaches and coastal walks, lies just a short drive away, while several golf courses can also be found within the surrounding area.

Hallway

The accommodation is entered via a traditional wooden front door leading into a welcoming entrance hall with fitted carpeting and staircase rising to the first floor.

Living Room

15' 4" x 15' 1" (4.67m x 4.60m)

A spacious principal reception room positioned to the front of the property, featuring three front-facing windows that flood the room with natural light. The room benefits from fitted carpeting, an attractive central fireplace, and double doors opening back into the entrance hall.





Sitting / Dining Room

16' 9" x 12' 5" (5.11m x 3.78m)

A versatile second reception room offering excellent flexibility for family living or formal dining. Enjoying windows to both the front and rear elevations, the room provides a pleasant dual-aspect outlook and generous space for a variety of uses.

Inner Hallway

Providing access to the rear garden via a side entrance, together with access to the kitchen and bathroom.

Kitchen / Utility

23' 3" x 7' 6" (7.09m x 2.29m)

Fitted with a range of wall and base units complemented by work surfaces over and tiled flooring throughout. There is ample space for freestanding appliances, while windows overlook the rear garden. The room flows through to the conservatory.

Bathroom

Fitted with a three-piece suite comprising a panelled bath with overhead shower, WC, and wash hand basin. The room benefits from tiled walls, fitted carpeting, and a rear-facing window.

Conservatory

14' 1" x 6' 11" (4.29m x 2.11m)

A useful additional reception space enjoying views over the garden and providing direct access to the rear patio and gardens. The conservatory also houses the Vaillant gas combination boiler.



First Floor Landing

A central landing with useful built-in storage cupboard and doors leading to all bedrooms.

Bedroom One

17' 2" x 12' 10" (5.23m x 3.91m)

A particularly spacious double bedroom enjoying a dual-aspect outlook through windows to both the front and rear elevations. The room benefits from fitted carpeting and an extensive range of built-in wardrobes and storage solutions.

Bedroom Two

18' 5" x 10' 2" (5.61m x 3.10m)

A generous double bedroom with fitted carpeting and windows to the front and side elevations, creating a bright and airy space.

Bedroom Three

11' 11" x 6' 10" (3.63m x 2.08m)

A well-proportioned bedroom featuring fitted carpeting, a built-in storage cupboard, and a front-facing window.

Gardens And Grounds

Occupying an impressive plot of approximately a quarter of an acre, the property enjoys extensive gardens to both the front and rear.

To the front, there is a substantial lawned garden complemented by a covered paved seating area, providing an ideal space for outdoor relaxation and entertaining. The garden is beautifully established with a variety of mature shrubs, plants, and seasonal flowers, creating an attractive and colourful setting.



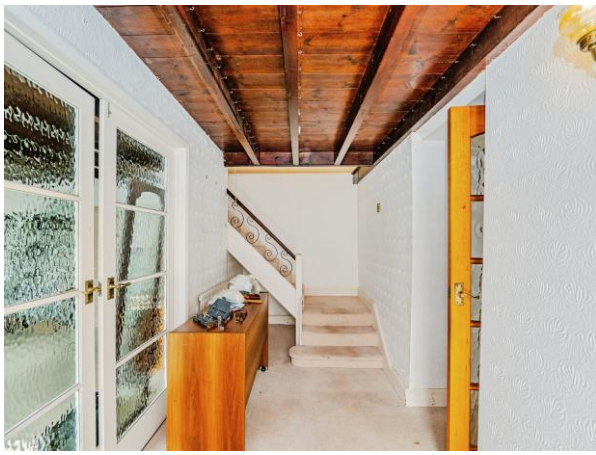
The rear garden continues to impress, offering a paved patio area, ornamental water feature, swimming pool, and further lawned gardens. An external storage building provides useful additional storage, while gated side access leads conveniently to the front of the property.

On-street parking is available directly outside, with excellent potential to create private off-road parking, subject to any necessary consents.

Additional Information

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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Total floor area 150.5 m² (1,621 sq.ft.) approx

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