

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



6 Ewenny Cross, Ewenny, Bridgend, Vale of Glamorgan. CF35 5AB



PETER MORGAN

Offers In Region Of **£335,000**

Main Features

- 4 bedroom semi detached dormer bungalow requiring some modernisation. Council Tax Band: D. EPC:F
- Situated in a desirable location in a select cul-de-sac
- Within 2 miles of the Heritage Coastline at Ogmore By Sea
- Kitchen/ dining/ sun lounge
- Breakfast room/ study
- 2 bathrooms and utility room
- Front, side and rear gardens with detached playroom/ garden room/ man cave
- 4 miles from the M4 at Jct 36
- 25 miles to Cardiff City Centre and 15 miles to Cardiff International Airport
- uPVC double glazing and gas central heating

General Information

3 / 4 BEDROOM SEMI DETACHED DORMER BUNGALOW REQUIRING SOME MODERNISATION. SITUATED IN A DESIRABLE LOCATION WITH VERSATILE ACCOMMODATION, OCCUPYING A CORNER PLOT WITH PRIVATE GARDEN, MANCAVE, OPEN PLAN LIVING, VACANT POSSESSION AND MORE!!

Within 2 miles of the Heritage Coastline and beaches at Ogmore By Sea. Positioned on a corner plot within a select cul-de-sac within the village of Ewenny. Convenient for Bridgend Town centre, village amenities and within the catchment area for Cowbridge school. Approximately 4 miles to the M4 at Junction 36, 25 miles to Cardiff City Centre and 15 miles to Cardiff International Airport.

The property has versatile accommodation comprising ground floor hallway, lounge, dining room, breakfast room/study, open plan and South facing kitchen/ dining/ sun lounge, utility room, bathroom and double bedroom. 3 first floor bedrooms and shower room.

Externally there is forecourt parking for 3 cars, side and rear gardens (private and South facing) and a detached playroom/ garden room (garage conversion). This home benefits from mahogany style uPVC double glazing, gas central heating and real wood flooring to ground floor.

GROUND FLOOR

Hallway

uPVC front door with full length double glazed side panel to front. Wood flooring. Radiator.

Lounge/Dining Room

(15' 0" x 12' 2") or (4.57m x 3.71m)

Open plan 28' long living area connected via archway as follows

Lounge Area

uPVC double glazed bay window to front. Living flame coal effect gas fire with marble hearth and backplate. Wood surround. Alcoves. Fitted carpet. Coving. Radiator. Wall lights. Archway to

Dining Room

Glazed double doors to sun lounge making the kitchen/ dining/ sun lounge/ garden an open plan living arrangement. Fitted carpet. Radiator. Coving.

Reception Room / Study

(12' 0" x 9' 8") or (3.66m x 2.95m)

uPVC double glazed window to side. Hardwood spindled staircase to first floor. Real wood flooring. Radiator. Telephone point.

Kitchen / Living / Breakfast Room

(21' 0" x 11' 9" x 6' 8") or (6.40m x 3.58m x 2.03m)

Open plan living/ dining/ kitchen area with South facing woodland aspect and indoor/ outdoor lifestyle option.

Kitchen Area

uPVC double glazed window to rear. A range of fitted wall mounted and base units. Integral stainless steel oven, grill and extractor hood. Ceramic hob. Tiled floor. Tiled walls. Radiator. Archway to

Sun Lounge/ Dining Area

uPVC double glazed French doors to rear garden. Tiled floor. Double doors to lounge. TV point.

Bathroom

(11' 0" x 5' 5") or (3.35m x 1.65m)

Fitted 3 piece suite in cream comprising close coupled wc with push button flush, pedestal hand wash basin and panelled bath with mixer tap and hairwash spray. Tiled walls and floor. Extractor fan. Radiator. Built in storage cabinet to recess. Vanity mirror.

Sitting Room / Bedroom 1

(12' 0" x 9' 7") or (3.66m x 2.92m)

Versatile room suitable as a ground floor double bedroom or reception room. uPVC double glazed window to front. Radiator. Fitted carpet. Telephone point.

Utility Room

(9' 9" x 4' 0") or (2.97m x 1.22m)

uPVC double glazed window to side. Double doors to airing cupboard housing wall mounted gas central heating boiler. Plumbed for washing machine and dishwasher. Space for tumble dryer. Tiled floor.

FIRST FLOOR

Landing

Access to bedrooms and

Shower Room

(8' 1" x 6' 0" x 3' 4") or (2.46m x 1.83m x 1.02m)

uPVC double glazed window to rear. Close coupled wc. Plumbed for hand wash basin. Shower cubicle. Tiled floor and walls. Radiator. Airing cupboard.

Bedroom 2

(10' 2" x 9' 4") or (3.10m x 2.84m)

uPVC double glazed window to rear with mature Southerly woodland and garden aspect. Fitted wardrobes. Radiator.

Bedroom 3

(9' 1" x 8' 7") or (2.77m x 2.62m)

uPVC double glazed window to front. Radiator.

Bedroom 4

(7' 6" x 7' 3") or (2.29m x 2.21m)

uPVC double glazed window to front. Radiator. Floor level loft access.

EXTERIOR

Front Garden

Concrete laid driveway parking for 3 cars approximately. Outer porch to front door. Mature planting beds. Gate access to

Side Garden

Southerly facing. Laid to lawn and planting beds. Hard standing for shed/ greenhouse. Water tap. Access to man cave/garden room.

Rear Garden

Private and Southerly facing . Laid to lawn with mature hedging and planting areas. Block paved patio areas. Exterior light.

Play Room / Mancave

(15' 9" x 13' 0" x 8' 3") or (4.80m x 3.96m x 2.51m)

Converted garage comprising 2 uPVC double glazed windows and door. Electric light and power points. Carpet. Attached block built storage building.

Mortgage Advice

For personal mortgage advice contact our Whole of Market Financial Advisors, on 0330 056 3555 Option 1 Option 1.

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding D

Current heating type Gas

Tenure Freehold










6 Ewenny Cross
Total Area: 119.4 m² ... 1285 ft² (Excluding Playroom / Mancave & Store)
All measurements are approximate and for display purposes only



6 Ewenny Cross, Ewenny, Bridgend, Vale of Glamorgan. CF35 5AB

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Neath Port Talbot Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



PETER MORGAN

POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

Bridgend County Branch
16 Dunraven Place, Bridgend. CF31 1JD
bridgendcounty@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

