



## Ewenny Road, offers over £240,000

- Extended traditional 3 bedroom semi-detached
- Close Distance To Bridgend Town Centre
- No ongoing chain
- Council Tax Band D
- Viewing highly recommended
- EPC Rating: C



3 2 2



## About the property

Offered for sale with no ongoing chain, this wonderfully extended, traditional-style three-bedroom semi-detached family home occupies a sought-after position on Ewenny Road, Bridgend and benefits from attractive feature bay windows to the front elevation.

Ideally located within easy access of Bridgend town centre, the property is perfectly suited to commuters, offering excellent transport links to the M4 and convenient routes towards Pencoed, Porthcawl, Pyle and Ogmere-by-Sea. The home is also within close proximity to well-regarded local schools, shops and essential amenities.

Well-presented throughout, the accommodation offers generous living space and briefly comprises: entrance porch, welcoming hallway, cloakroom with shower, a comfortable separate lounge with bay window, a separate reception room which continues through to a dining area and an open modern kitchen/dining area ideal for family living and entertaining.

To the first floor, the landing leads to three well-proportioned bedrooms, with a bay window to the master and a balcony to the second bedroom, a family bathroom with a separate WC.

Externally, the property boasts a spacious driveway to the front providing off-road parking for several vehicles, adding to the overall practicality of the home. To the rear there is a spacious enclosed rear garden.

Viewing is highly recommended to fully appreciate the space, character and superb location this beautiful family home has to offer.





## Accommodation

**Entrance Porch**

**Entrance Hall**

**Lounge** - 10' x 9' 6" ( 3.05m x 2.90m )

**Reception Room** - 20' 3" x 11' 3" ( 6.17m x 3.43m )

**Living Room** - 20' 3" x 11' 3" ( 6.17m x 3.43m )

**Kitchen** - 13' 4" x 11' 8" ( 4.06m x 3.56m )

**Shower Room**

**First Floor**

**Landing**

**Bedroom One** - 11' 1" x 10' 7" ( 3.38m x 3.23m )

**Bedroom Two** - 7' 3" x 10' 3" ( 2.21m x 3.12m )

**Bedroom Three** - 9' 4" x 8' 1" ( 2.84m x 2.46m )

**Bathroom**

**W.C.**

**Agents Note** - The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

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## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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