



5 Manor Court, Ewenny  
Bridgend, CF35 5RH

WATTS & MORGAN 160  
YEARS

A round wooden dining table with four matching wooden chairs with floral patterned cushions. The table is positioned on a large, patterned green and blue carpet. A white vase with flowers sits on the table.

# 5 Manor Court, Ewenny

Bridgend, CF35 5RH

Offers in excess £320,000 Freehold

**4 Bedrooms : 1 Bathroom : 2 Reception Rooms**

Watts & Morgan are delighted to present to the market this four bedroom detached property situated in the popular village of Ewenny. Offering well proportioned accommodation with great potential to extend or loft convert. Accommodation comprises; entrance hall, lounge, dining room, kitchen/breakfast room and WC. First floor landing, four good sized bedrooms and a family bathroom. Externally enjoying a private substantial driveway leading into a detached double garage with a lawned front garden and an enclosed south facing garden with private outlook. Offering no on-going chain.

EPC Rating "TBC."

- Bridgend Town Centre 2.5 miles
- Cardiff City Centre 20.8 miles
- M4 (J36) 2.6 miles



**Your local office: Bridgend**

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## Summary of Accommodation

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### GROUND FLOOR

Entrance via a partly glazed uPVC door into the entrance hallway offering original block flooring, a carpeted staircase to the first floor landing and a cupboard for storage.

A 2-piece WC/cloakroom serves the ground floor.

The dining room is a light and airy reception room offering carpeted flooring and uPVC bay windows to the front elevation.

A large opening leads into the lounge and enjoys continuation of carpeted flooring, ample space for freestanding furniture and uPVC sliding doors provide access onto the rear garden.

The kitchen/breakfast room has been fitted with a range of traditional wall and base units with laminate work surfaces.

Appliances to remain include 4-ring hob with extractor fan over and dishwasher. Space and plumbing has been provided for white goods. Further features include tiled splashback, a uPVC window to the rear elevation overlooking the garden and ample space for freestanding furniture. A uPVC courtesy door provides access to the side elevation and a walk-in pantry which could be converted into a utility room. The kitchen houses the floor mounted oil boiler.



### FIRST FLOOR

The first floor landing offers carpeted flooring, an obscured uPVC window to the side elevation, a loft hatch giving access to the boarded loft space with a pull-down ladder and a cupboard housing the hot water cylinder.

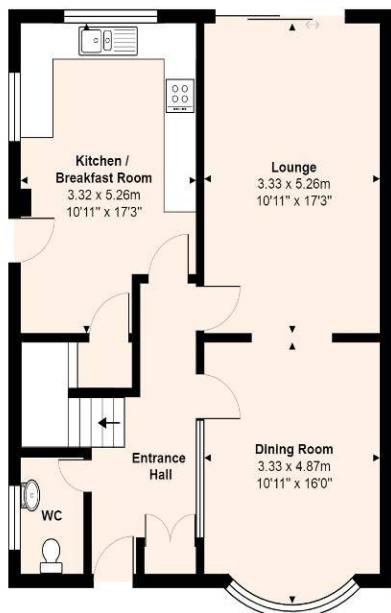
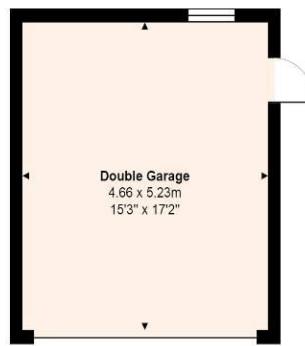
Bedroom one is a spacious double bedroom offering carpeted flooring, a uPVC window to the front elevation and double fitted wardrobes.

Bedroom two is a further good sized double bedroom offering carpeted flooring, a uPVC window to the rear elevation and space for freestanding furniture.

Bedroom three is another double bedroom offering laminate flooring and a uPVC window to the rear elevation.

Bedroom four is a comfortable single bedroom offering laminate flooring and a uPVC window to the front elevation.

The family bathroom has been fitted with a 3-piece suite comprising; walk-in shower cubicle, wash-hand basin and WC. Further features include vinyl flooring, fully tiled walls and an obscured uPVC window to the side elevation.



Ground Floor



1st Floor

5 Manor Court  
Total Area: 128.2 m<sup>2</sup> ... 1380 ft<sup>2</sup> (Excluding Garage)  
All measurements are approximate and for display purposes only.

## GARDENS AND GROUNDS

No. 5 is approached via a cul-de-sac onto a substantial tarmac driveway providing parking for several vehicles beyond which is a detached double garage with manual up and over door which has potential to be utilised as a home office/gym.

To the front of the property is a lawned garden with planted boarders. To the rear of the property is a south facing lawned garden extending behind the garage with a patio area with ideal for garden furniture. The garden houses a variety of mature shrubs, trees and plants which backs onto open field views giving a private outlook. Located behind the garage is the oil tank.

## SERVICES AND TENURE

All mains services connected. Freehold.



**AWAITING EPC**

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