



Fairways, Wick Road  
Ewenny, Vale Of Glamorgan, CF35 5BL









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CF35 5BL

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£399,950 Freehold

### 3 Bedrooms : 1 Bathrooms : 2 Reception Rooms

- A traditional bungalow, in the popular village of Ewenny.

#### Accommodation & Amenities;

- Entrance hall • Lounge • Dining room • Kitchen
- Utility room • Two bedrooms and bathroom to the ground floor.

#### To the first floor;

- One further bedroom & storage room/potential fourth bedroom.

#### Gardens & Grounds;

- Gated off road parking • Detached single garage
- Gardens to the front & rear.

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#### Directions

From our Cowbridge office, join the A48 and travel in a Westerly direction heading towards Bridgend. After about 5 miles and at the bottom of the 'Crack Hill', take the left hand turn off signposted for Ewenny and Corntown. Continue through Corntown and Ewenny, passing the Village Shop and bearing right into Wick Road. Fairways will be to your left after about 50 yards.

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#### Your local office: Cowbridge

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## Summary of Accommodation

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### SITUATION

The Village of Ewenny is a semi-rural community to the western edge of the Vale with a mix of new and older properties. Local amenities include the historic Ewenny Priory Church, world famous potteries and a thriving garden centre. The neighbouring village of Corntown, includes a public house and sports ground. Schooling is available at the neighbouring villages of St Brides Major Church in Wales primary school and Cowbridge Comprehensive school. Ewenny is close to the A48 and is within five miles of the M4 Junction 35. In addition there is a main-line railway station at the Town of Bridgend of which provides shops, services and leisure facilities and secondary schooling. There are bathing and surfing beaches at the Heritage Coast some two miles from the village and there are several golf courses within the area.

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### ABOUT THE PROPERTY

- \* Entrance hall with herringbone parquet flooring
- \* Living room with central feature fireplace
- \* Opening into the dining room with ample space for furniture
- \* The kitchen is fitted with a range of wall & base units
- \* Utility room with further storage and door leading to the rear
- \* Two bedrooms to the ground floor
- \* Ground floor modern bathroom
- \* To the first floor;
- \* Third double bedrooms with built-in storage
- \* Further storage room/potential fourth bedroom.

### GARDENS AND GROUNDS

- \* Gated off road parking
  - \* Front lawned garden with a variety of shrubs
  - \* Detached garage with manual door
  - \* To the rear of the property
  - \* Further storage and outside WC
  - \* Patio area leading onto a generous lawned garden
  - \* Mature shrubs & fruit trees
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### TENURE AND SERVICES

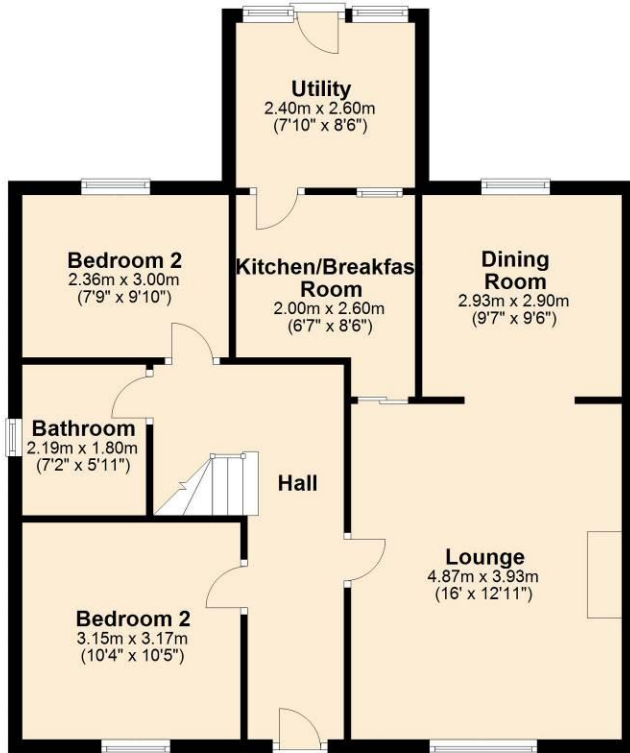
Freehold. All mains services connect to the property. Gas-fired 'combi' central heating.

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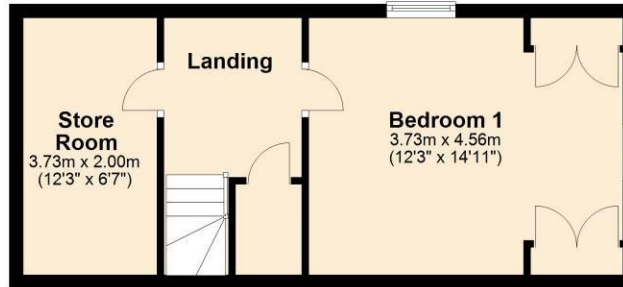
### Ground Floor

Approx. 75.2 sq. metres (809.6 sq. feet)



### First Floor

Approx. 32.6 sq. metres (351.4 sq. feet)



Total area: approx. 107.9 sq. metres (1161.0 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	40	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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