



1 Cae Glas, Ewenny,
Vale Of Glamorgan, CF35 5AD



1 Cae Glas, Ewenny, Vale Of Glamorgan, CF35 5AD

£320,000 Freehold

3 Bedrooms : 1 Bathroom : 2 Reception Rooms

A traditional three bedroom semi-detached property occupying a generous plot, with potential for further development. Accommodation comprises; entrance porch, hallway, dining room, lounge, kitchen, lean to utility room. First floor landing, three bedrooms and family bathroom. Externally the property benefits from front and rear driveways with sizable front garden and paved rear garden, tandem double garage, spacious shed and greenhouse.

Being sold with no onward chain. EPC Rating; 'D'.

- Bridgend Town Centre 1.6 miles
- Cardiff City Centre 21.1 miles
- M4 (J35) 5.1 miles

Your local office: Bridgend

T 01656 644288

E bridgend@wattsandmorgan.wales





Summary of Accommodation

GROUND FLOOR

Entrance via uPVC stained glass door with side panel into porch, hardwood 1930s door and window adjacent opening into carpeted entrance hallway with staircase to first floor landing.

The dining room is a versatile reception room with carpeted flooring, uPVC bay window to the front elevation, sliding glazed double doors open into; The living room offers a continuation of carpeted flooring, uPVC window, central gas fireplace with timber mantel piece.

Kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces and tiled splashback, integral appliances to remain include:- "Hotpoint" electric oven and grill with 4-ring electric ceramic hob with extractor fan above. Space is available for a free standing fridge/freezer, vinyl flooring, aluminium window to side elevation.

Lean to utility room featuring wall and base units, plumbing facility for a washing machine and space for tumble dryer, quarry floor tiles, single glazed window to rear and uPVC rear door.

FIRST FLOOR

The first-floor landing features carpeted flooring, uPVC window to side elevation.

Bedroom 1 is a double bedroom with bay fronted uPVC window, carpeted flooring, built in single wardrobe.

Bedroom 2 is a further double bedroom with carpeted flooring, built in bedroom furniture, uPVC to rear elevation, cupboard houses "Valiant" combi boiler.

Bedroom 3 is a single bedroom with uPVC window to front elevation, carpeted flooring. Access to boarded loft hatch via pull down ladder.

The family bathroom has been fitted with a 3-piece blue suite comprising of panelled bath with shower over, wall mounted sink and WC inset on a vanity unit, tilt, and turn uPVC window to side elevation.

GARDENS AND GROUNDS

1 Cae Glas is approached off Manor Court onto a private driveway leading to a detached tandem double garage with manual up and over door, full electrical services, and courtesy door. The rear of the property benefits from a paved patio area. To the front of the property is a further private driveway with a south facing generous lawned garden including a variety of mature shrubs, trees, and plants. The garden benefits from a brick-built storage shed and a sizable lean-to greenhouse with vegetable plot adjacent

SERVICES AND TENURE

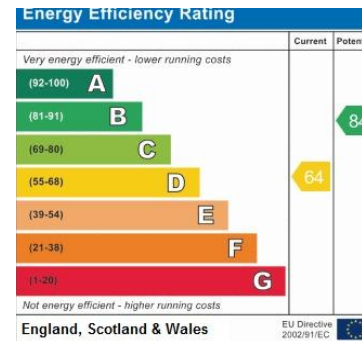
All mains services connected. Freehold.



Main area: Approx. 90.2 sq. metres (970.9 sq. feet)
Plus outbuildings, approx. 69.2 sq. metres (745.0 sq. feet)

All measurements are approximate and for display purposes only.
Plan produced using PlanUp.

1 Cae Glas, Ewenny



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

