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Westwoods

The Trip

Ewenny, The Vale of
Glamorgan, CF35 5BZ

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Asking price **£799,950**

A deceptively spacious, three reception room, four double bedroom, detached family home set in 0.6 of an acre of mature landscaped gardens with paved tennis court. Situated in a convenient village location.

Generously sized detached family home in sought-after village location.

Flexible living and bedroom accommodation.

Garden plot measuring 0.68 of an acre.

Offered to the market for the first time in 36years.

Potential to extend subject to relevant planning permission.

Cowbridge comprehensive school catchment.

Ample off-road parking and detached double garage.

Mature landscaped lawn and gardens with enclosed paved tennis court.

Viewings highly recommended.





This deceptively spacious and well presented four double bedroom detached family home must be viewed to be appreciated. It offers flexible living and bedroom accommodation and holds considerable potential for extension subject to relevant planning permissions. The property sits on a mature landscaped garden plot totaling 0.6 of an acre and lies on the periphery of the Ewenny village bordering agricultural land.

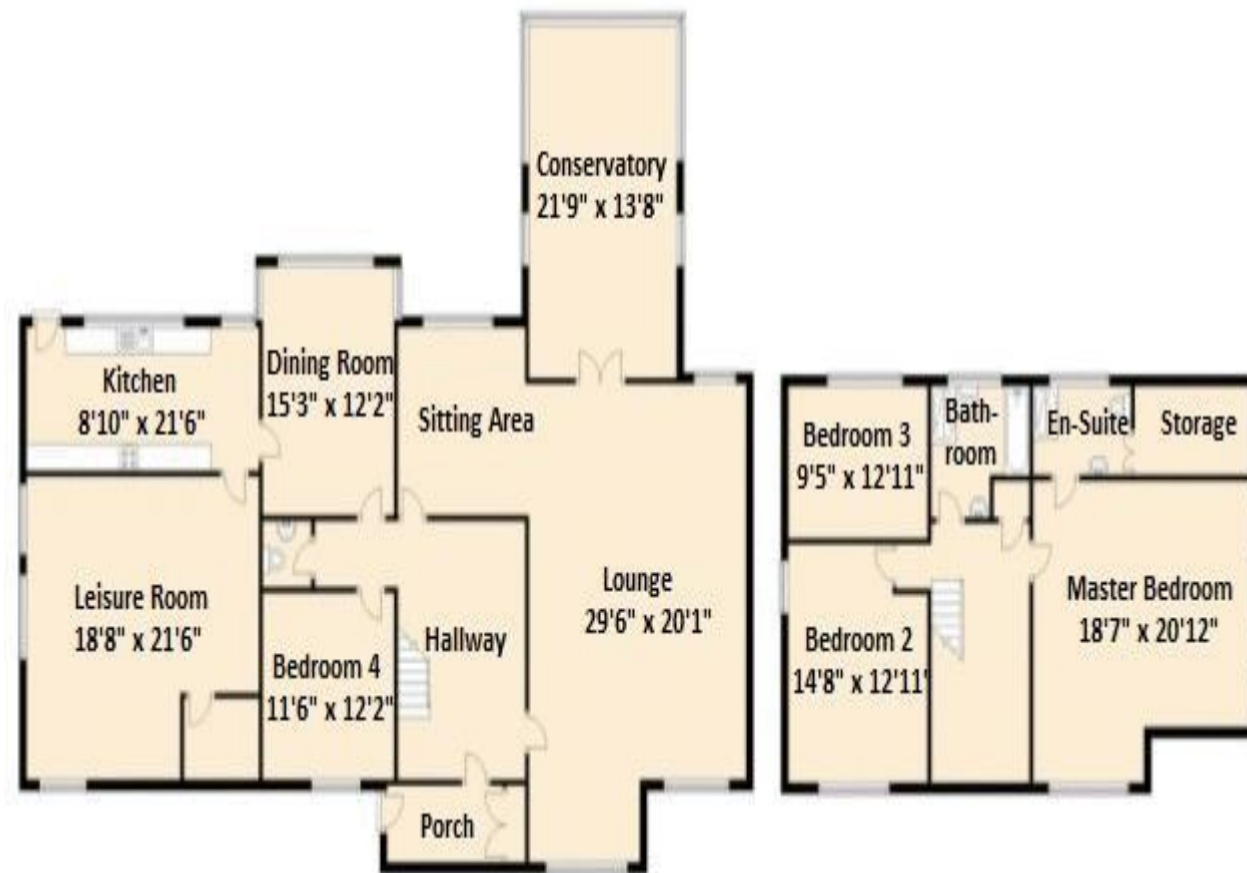
The property offers accommodation which has been lovingly maintained by the current owners during the 36 years of occupation. It comprises of an entrance porch with picture window overlooking the front lawn, louver doors into built-in cloaks storage cupboard. A glass panelled door with matching side panel lead into the impressive reception HALLWAY, with stairs rising to the first floor galleried landing. The hall has wood panelling to walls. The LOUNGE (29'6" x 20'1") is a dual aspect room which is open plan to a SITTING AREA (11'7" x 11'10"). It has two windows to front including a large glazed picture window within a recess sitting area, plus two windows

to rear and French doors leading into the conservatory. The CONSERVATORY (21'9" x 13'8") is southerly facing and has UPVC double glazed windows and doors enjoying views into the rear garden, it has a pitched glazed roof with central fan point. It benefits from central heating making this a usable room throughout the year. The DINING ROOM (15'3" x 12'2"), is a triple aspect room with views into the rear garden. A doorway leads into the KITCHEN/ BREAKFAST ROOM (8'10" x 21'6"). It has a range of high gloss white base larder and wall mounted units, with a white composite worksurface extending to a breakfast bar with matching splashback. Integrated appliances include a 'Smeg' oven, 'Neff' Oven 'Neff' five ring induction hob, dishwasher, washing machine and an American style fridge/freezer. A door from the kitchen leads into the LEISURE ROOM (18'8" x 21'6") which has windows to front and side aspects. There is potential to open the kitchen into the leisure room to create a larger kitchen/dining/living space. A door from the leisure room leads into a BOILER ROOM, which also has external access. Of the

hallway is a ground floor double BEDROOM 4 (11'6" x 12'2"), with a window to front and finally a cloakroom with a two-piece suite.

The first floor gallery LANDING gives access to the bedroom accommodation. The MASTER BEDROOM (18'7" x 20'12") has windows to side overlooking the garden and tennis court, plus window to front enjoying far-reaching views to the hills beyond Bridgend. It has a built-in range of bedroom furniture and benefits from an upgraded EN-SUITE SHOWER ROOM with a white three-piece suite and full tiling to walls. BEDROOM 2 (14'8" x 12'11") and 3 (9'5" x 12'11") are both double bedrooms. Bedroom two is dual aspect and enjoys the same far-reaching views to front. The FAMILY BATHROOM offers a white four piece suite which includes shower cubicle and separate bath with full tiling to floor and walls.

Outside the property is accessed over a private driveway. The plot which totals 0.6 of an acre includes ample off-road parking plus a detached double GARAGE which benefits from an electric double width door, a pedestrian door and window to rear, power, lighting and water tap. The gardens are extensively lawned with well-stocked shrub and plant borders, neat conifer hedgerow, paved patio areas and large brick built shed. Stepping stones extend across the side garden to the enclosed paved tennis court which borders onto farmland.





Directions

From Cowbridge Travel west along the A48, At the bottom of Crack Hill turn left signposted Corntown. Travel through Corntown and enter Ewenny. After passing the village shop proceed for approximately 100m turning left onto The Trip, where Westwoods is located straight ahead.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band H
EPC Rating E

Viewing strictly by
appointment through
Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

