# 8 Manor Court

Ewenny, Vale Of Glamorgan, CF35 5RH

Price £475,000

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A well proportioned four-bedroom, detached, family home, with sizeable plot, is pleasantly presented throughout, with a driveway offering a vast amount of parking space leading to a detached garage with electric door. Immaculately presented front and back gardens. The accommodation throughout comprises; entrance hall, living room through dining room, sun room, WC and kitchen to ground floor. Stairs lead up to four bedrooms and family bathroom.

This unique property sits within the village of Ewenny which includes a village shop, garden centre with cafe, community hall, sports ground with cricket pavilion, The Golden Mile Inn, and a golf centre and driving range are nearby. The market town of Cowbridge is just a short drive away with its extensive range of facilities including a wide range of shops both national and local, library, health centre, sporting and recreational facilities including leisure centre, cricket club, bowls club, tennis club, rugby club etc. Ewenny is situated in the rural Vale of Glamorgan with the sandy beaches of the Heritage Coastline starting just three miles to the south. The good local road network brings major centres within easy commuting distance including the capital city of Cardiff, Bridgend, Barry, Llantrisant etc. There is a main-line railway station at Bridgend providing direct access from Cardiff to London.

- Exclusive Detached Property
- Good Sized Plot
- Countryside Views To Rear
- Close to the Popular Village of Ewenny
- Owned Solar Panels
- Four Good Sized Bedrooms
- Detached Garage
- Off Road Parking
- Cowbridge Comprehensive School Catchment
- EPC Rating: tbc

## Accommodation

## Ground Floor

### Entrance Hall 10'11 x 9'9 (3.33m x 2.97m)
The property is entered via UPVC front door with decorative obscure glazed panel into hall. Laminate floor. Skimmed walls and ceiling. Pendant ceiling light. Radiator behind decorative radiator cover. Communicating doors to all ground floor rooms. Storage cupboard. Obscure glazed panelling into dining room.

### WC 4'1 x 5'10 (1.24m x 1.78m)
Two piece suite in white comprising low level dual flush WC. Pedestal wash hand basin with mixer tap and ceramic tiled splashback. Ceramic tiled flooring. Skimmed walls and ceiling. Pendant ceiling light. Obscure glazed window to side. Modern vertical towel rail.

### Dining Room 11'2 x 16'8 (3.40m x 5.08m)
Large bay window to front. Laminate flooring. Skimmed walls. Coved and skimmed ceiling. Pendant ceiling light with ceiling rose. Wall lights. Radiator. Obscure glazed window to hall.

### Living Room 11'2 x 17'8 (3.40m x 5.38m)
Laminate flooring. Skimmed walls. Coved and skimmed ceiling. Pendant ceiling light with ceiling rose. Wall lights. Feature log burning fireplace with stone effect tiled surround and oak mantel. Radiator. Sliding doors through to dining room. Sliding glazed patio doors into sun room.

### Kitchen 10'11 x 17'10 (3.33m x 5.44m)
Fitted solid oak kitchen with features to include: a range of wall and base units set under and over laminate worktops with tiled splashbacks. 1.5 sink bowl and drainer with mixer tap. Five ring gas hob with extractor over. Undercounter integrated oven. Integrated fridge/freezer behind decor panel. Integrated dishwasher behind decor panel. Space for washing machine. Understairs storage cupboard. Tiled floor. Skimmed walls and ceiling. Drop down pendant ceiling lighting. Radiator. Window to front and side. Pedestrian doors to side. Space for dining table and chairs.

### Sun Room 12'7 x 13'8 (3.84m x 4.17m)
Glazed to all aspects sat on dwarf wall. French patio doors lead out onto patio terrace. Tiled flooring. Skimmed ceiling. Range of ceiling spotlights. Wall lights.

## First Floor

### Landing 11'3 x 14'8 (3.43m x 4.47m)
Stairs from ground floor hall onto first floor landing. Skimmed walls. Coved and textured finished ceiling. Fitted carpet. Radiator. Pendant ceiling light. Doors to all first floor rooms. Obscure glazed window to side. Loft access hatch. Storage cupboard housing hot water tank.

### Master Bedroom 10'11 x 14'5 (3.33m x 4.39m)
Large window to rear with far reaching countryside views. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Radiator. Pendant ceiling light. Recessed storage cupboard.

### Bedroom Two 10'11 x 13'3 (3.33m x 4.04m)
Large window to front. Skimmed walls. Coved and textured ceiling. Fitted carpet. Radiator. Pendant ceiling light. Recessed cupboard with sliding doors.

### Bedroom Three 11'3 x 9'2 (3.43m x 2.79m)
Large window to rear with far reaching countryside views. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Radiator. Pendant ceiling light.

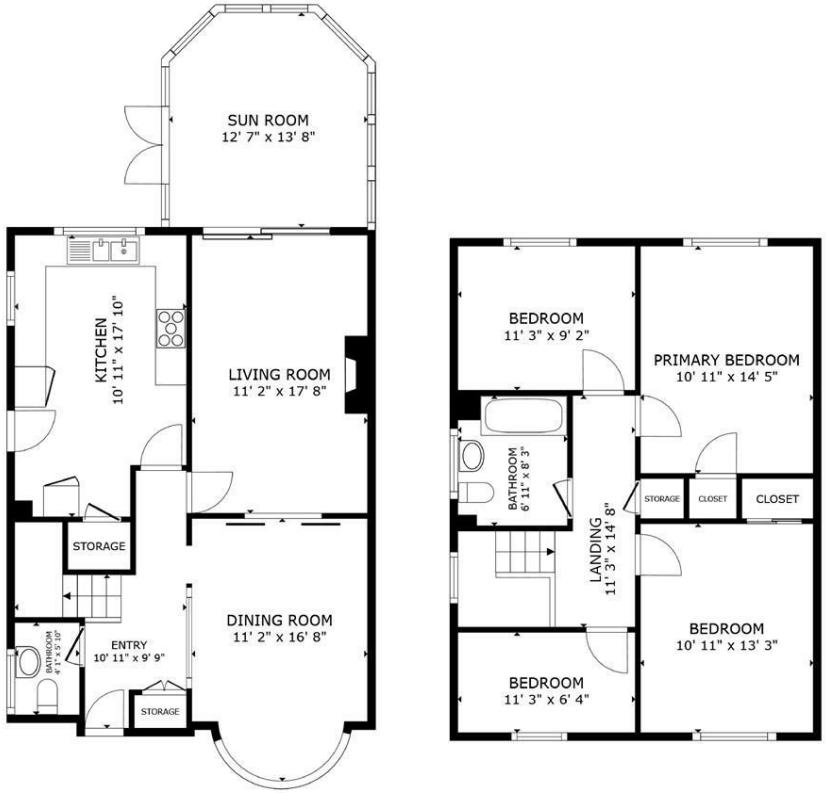
### Bedroom Four 11'3 x 6'4 (3.43m x 1.93m)
Window to rear. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Radiator. Pendant ceiling light.

### Bathroom 6'11 x 8'3 (2.11m x 2.51m)
Three piece suite in white comprising P-shaped bath with mixer tap, rainfall shower head and separate shower head fitment, Low level dual flush WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Tiled flooring. Pendant ceiling light. Extractor fan. Chrome heated towel rail. Obscure glazed window to side.

## Outside
The front offers off road parking via a tarmacadam driveway. Detached garage. The front garden is mainly laid to lawn. Patio laid path to front door. The rear garden is mainly laid to lawn. Mature shrubbery beds and borders. Patio laid terrace accessed via the sun room, great for outside entertaining. Pergola to rear.

## Detached Garage
Electric roller shutter garage door. Concrete block construction. Concrete base. Power and light.

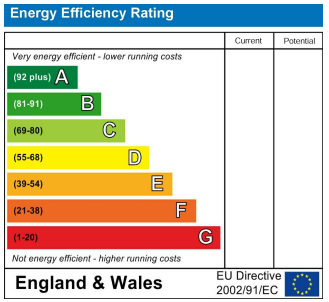
## Services
All mains services are connected to the property. UPVC double glazing throughout. Owned solar panels to roof space.

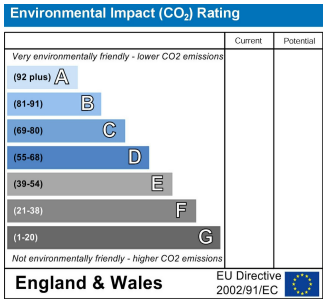



FLOOR 1 FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 881 sq.ft. FLOOR 2 695 sq.ft.
TOTAL : 1,576 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

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