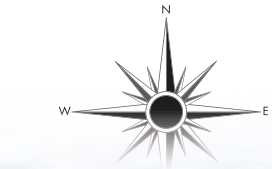


PRIORY  
GARDENS  
Ewenny

Five Exceptional Homes  
*Set In The Vale Of Glamorgan*

PRIORY  
GARDENS  
Ewenny



WESTACRES





## A Location for Life

Ewenny, in the Vale of Glamorgan, is a highly desirable place to live, offering an enviable balance of modern convenience and rural escape.

Priory Gardens sits within a quiet and idyllic setting of rural landscapes, with a charming village at its centre. Dotted with historic buildings and the remarkably unique Ewenny Priory which is just a stroll away, the area boasts traditional local architecture, beautiful rolling countryside, the scenic Ewenny river and atmospheric woodlands.

Ogmore-By-Sea is a popular sandy beach, located just 10 minutes from Ewenny, while the wild and dramatic coastline around Southerndown and Dunraven Bay are also just a short drive away. With fabulous coast and countryside on your doorstep, you'll be spoilt for choice.



*A stroll across the fields, a ride along the river, or a day at the beach; it's all on your doorstep.*







## Leisure, pleasure & convenience

Priory Gardens is surrounded by peace and quiet, but you don't need to go far to find all the trappings of contemporary life.

Fashionable Cowbridge offers boutique shops, restaurants, and a calendar of local events. Catch up with close friends over drinks or dinner, enjoy an afternoon coffee, indulge in some retail therapy, or treat yourself to a relaxing massage. This exclusive pocket of the Vale has plenty to offer.

Situated on the site of a Roman settlement, Cowbridge is also host to an array of sporting clubs including rugby, cricket, tennis, football and badminton.

Nearby, Glyndŵr Vineyard produces a range of fine, award-winning wines in a stunning setting. Foodies will love The Bear Inn in Cowbridge and James Sommerin's Michelin-starred restaurant in Penarth.

When city life beckons, Cardiff is just a 30 minute drive away. The capital boasts an award-winning retail offer, great nightlife, and a programme of world class sporting and cultural events.





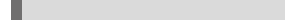
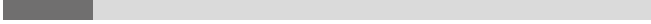




## Well Connected

Priory Gardens is perfectly located for access into Cardiff, whether for work, leisure or entertainment. Ewenny is also just 10 minutes from the M4 motorway and from the nearest train station, connecting directly to London in 2 ½ hours.

For a more peaceful escape, the beautiful Gower Peninsula is an hour's drive away. Voted the UK's first 'Area of Outstanding Natural Beauty', it boasts breathtaking views of impressive cliffs, golden beaches and inspiring landscapes. Further afield, West Wales offers stunning rolling countryside and a wide variety of family attractions, perfect for any time of the year.



### A Guide To Distances

 Bridgend: 2.5 miles	 Cardiff: 21 miles
 Ogmore-by-Sea: 3.4 miles	 Bristol: 61 miles
 Cowbridge: 6 miles	 London: 166 miles





## Priory Gardens

On land once forming part of the Eweny Priory estate, this site provides a rare chance to own an exceptional new home on a substantial garden plot. These five impressive properties have been designed to offer the discerning purchaser a contemporary and luxurious home in a rural location.

With a mix of stone and render across the site, these homes feature high quality materials that are in keeping with the surrounding area, with soft landscaping that enhances the natural setting.

Priory Gardens sets itself apart from a typical new build, not only because of the peerless specification of these homes, but also because of the exceptional size of the plots (approximately 0.3 acres each). Established trees and hedgerows surround the entrance to the site, offering both privacy and security to homeowners.

---

### The Southerndown

Plots: 1, 3 & 5

Living Area: 240.85m<sup>2</sup> | 2,592.75ft<sup>2</sup>

---

### The Ogmores

Plots: 2 & 4

Living Area: 231.50m<sup>2</sup> | 2,491.85ft<sup>2</sup>

---





# The Southerndown

Plots: 1, 3 & 5 | Living Area: 240.85m<sup>2</sup> | 2,592.75ft<sup>2</sup>

The Southerndown is a delightful five bedroom family home which is a combination of classic and modern design, aimed at creating the finest possible living environment.

A haven of privacy, this home is full of character and boasts an exceptional level of craftsmanship, for an unparalleled sense of contemporary luxury. With an emphasis on light and space, this home has a modern open-plan kitchen, dining and family room, providing a practical layout that makes an impressive statement.



## GROUND FLOOR

Hall	8.41 x 3.04*	27'7" x 10'0"
Lounge	5.25 x 4.94	17'3" x 16'2"
Kitchen/Dining/Family	11.66 x 5.51	38'3" x 18'1"
WC	1.39 x 2.00	6'7" x 4'7"
Utility	3.44 x 3.15*	11'3" x 10'4"
Store	1.39 x 0.97	4'7" x 3'2"
Garage	6.04 x 5.93	19'10" x 19'5"

## FIRST FLOOR

Master Bedroom	6.03 x 4.09	19'9" x 13'5"
En-Suite	2.98 x 1.76	9'9" x 5'9"
Wardrobe	2.98 x 1.76	9'9" x 5'9"
Bedroom 2	4.15 x 4.10	13'7" x 13'5"
En-Suite	2.47 x 2.03*	8'1" x 6'8"
Bedroom 3	4.35 x 3.68*	14'3" x 12'1"
Bedroom 4	3.74 x 3.49*	12'3" x 11'5"
Bedroom 5	3.74 x 3.33	12'3" x 10'11"
Bathroom	2.84 x 2.79	9'3" x 9'2"
A/C	1.43 x 0.76	4'8" x 2'6"





PRIORY  
GARDENS  
Ewenny

The Southerndown



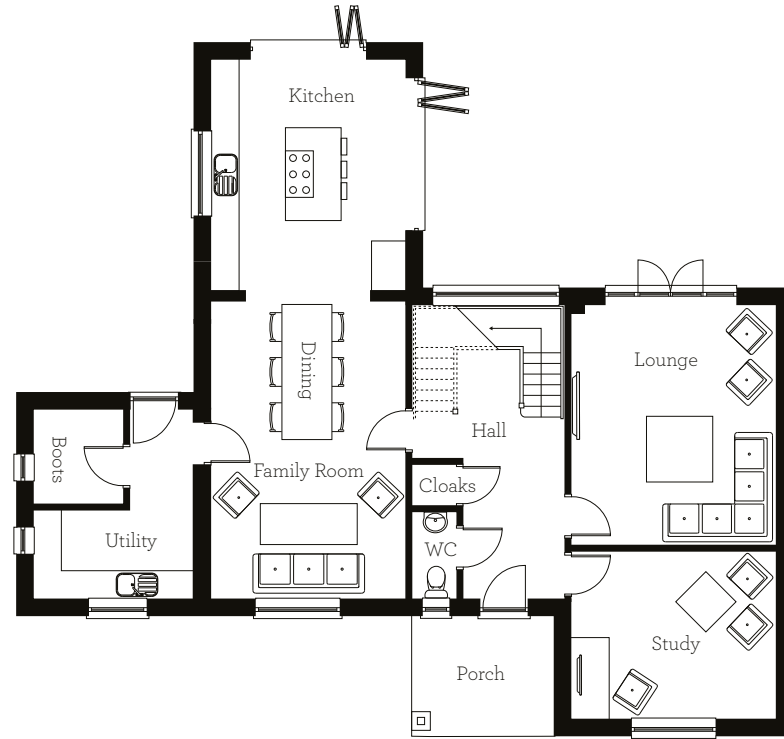


# The Ogmore

Plots: 2 & 4 | Living Area: 231.50m<sup>2</sup> | 2,491.85ft<sup>2</sup>

Offering an exceptional level of classic style, coupled with clean lines and modern simplicity, The Ogmore is an ideal choice for families seeking a forever home in the Vale of Glamorgan.

This four bedroom home features an impressive and spacious open-plan layout, perfect for entertaining. Dual aspect bi-fold doors to the generous garden allow for a sense of flow, creating a relaxing and inspiring living space. Designed for modern family life, with impressive attention to detail, this home features a dedicated study for working from home, and a separate lounge for quiet evenings in.

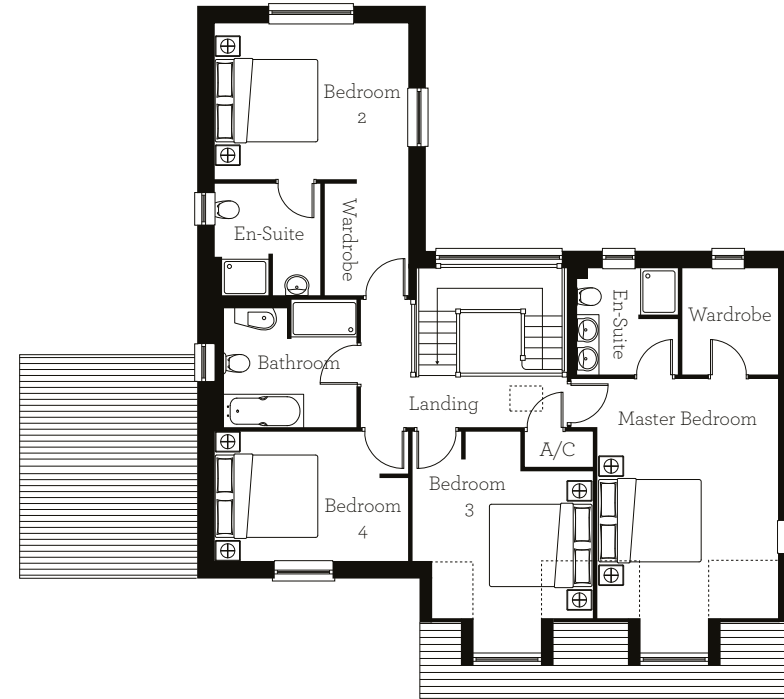


## GROUND FLOOR

Kitchen	5.22 x 4.24	17'2" x 13'11"
Dining/Family Room	6.44 x 4.24	21'2" x 13'11"
Lounge	5.21 x 4.46	17'1" x 14'8"
Study	4.46 x 3.65	14'8" x 12'0"
Utility	4.12 x 3.47*	13'6" x 11'4"
Boots	2.07 x 1.98	6'9" x 6'6"
Hall	6.37 x 3.33*	20'11" x 10'11"
WC	1.91 x 1.00	6'3" x 3'4"
Cloacks	1.00 x 0.92	3'4" x 3'0"

## FIRST FLOOR

Master Bedroom	5.19 x 4.51*	17'0" x 14'10"
En-Suite	2.33 x 2.20	7'8" x 7'3"
Wardrobe	2.33 x 2.11	7'8" x 6'11"
Bedroom 2	3.41 x 4.23*	11'2" x 13'10"
En-Suite	2.44 x 2.32	8'0" x 7'7"
Bedroom 2 Wardrobe	2.44 x 1.84	8'0" x 6'0"
Bedroom 3	4.12 x 3.92*	13'6" x 12'10"
Bedroom 4	4.22 x 2.83	13'10" x 9'3"
Bathroom	3.01 x 2.60	9'11" x 8'6"
A/C	1.50 x 0.86	4'11" x 2'10"





PRIORY  
GARDENS  
Ewenny

The Ogmore





# Your Specification

Designed and finished to the highest standard, the peerless specification of these homes leaves nothing to be desired. Every property we build is unique, but the level of care and attention to detail always remains the same. Your home is also covered by a NHBC 10 year Buildmark warranty, meaning your new home has been built to the highest technical requirements for design, materials and craftsmanship.

## EXTERNAL

- Remote controlled electric garage doors pre-finished in Golden Oak
- Thermally efficient cavity walls with reconstituted stonework and coloured render
- Security fencing to external boundaries and timber close board fencing to internal boundaries
- Cast iron effect guttering and downpipe
- GRP finished entrance doors featuring realistic timber texturing
- Landscaped front and rear gardens which include Yorkstone paving to paths and patio and Cotswold stone chippings to driveways
- Secure energy efficient double glazed windows

## INTERIOR FINISHES

- Contemporary handcrafted walnut stairs combining modern and timeless glass balustrading
- Contemporary walnut finish internal doors with black nickel door furniture
- Walk-in wardrobes to master bedrooms
- White painted moulded architraves and skirting
- Walls and ceilings finished in white paint

## KITCHEN

- Masterclass fully fitted luxury kitchens in a choice of style and colours
- Silestone matching moulded sink and drainer grooves
- Neff hob
- Neff built-in microwave
- Two Neff multi-function single ovens

- Neff integrated multi-function dishwasher
- Neff extractor hood
- Neff integrated coffee machine (for The Southerndown)
- Full height integrated fridge/freezer (for The Southerndown)
- Built-in American style fridge/freezer (for The Ogmore)
- Drop down floating ceiling with LED feature lighting
- LED feature lighting underneath work surfaces
- Illuminated LED plinth and pelmet lighting

## MAIN BATHROOM

- Walk-in shower area with drench Grohe Euphoria thermostatic mixer shower
- Laufen bath
- Laufen wall hung WC with concealed units
- Cascading waterfall tap to baths
- Half height porcelain / ceramic wall tiling
- Porcelain / ceramic floor tiling
- Chrome finished feature towel rail
- Laufen countertop basin
- Laufen vanity unit in wenge
- Illuminated Bluetooth Mirrors

## EN-SUITES

- Walk-in shower area with drench Grohe Euphoria thermostatic mixer shower
- Laufen double palace basin
- Laufen wall hung WC to master en-suite
- Chrome plated feature towel rail

## SECURITY

- Audio/ video door entry system
- Wired for integrated security system
- Sensored security lighting to front and rear elevation
- Mains linked smoke detectors
- Lockable windows
- Fire protection sprinkler system throughout

## HEATING, ELECTRICAL & LIGHTING

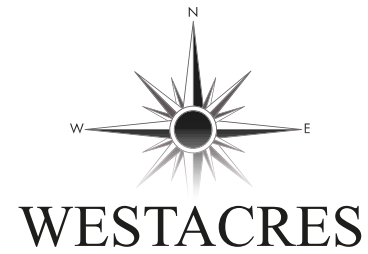
- Black nickel power sockets and light switches
- Pendant lighting to feature in all living, dining and family areas, hallways, landing and bedrooms
- Economical gas fired central heating including zoned under floor heating to ground floor with radiators feature on remaining floor

## COMMUNICATIONS

- Fully wired category 6 ethernet cable network with WiFi points to all reception rooms and bedrooms
- Dedicated communications storage
- Full HD distribution network with SKY multi-room to all reception rooms and bedrooms

## WARRANTY

- 10 Year NHBC warranty



At Westacres we are passionate about providing luxurious and bespoke homes, designed to allow the homeowner the very best in contemporary living and effortless style.

Using only the best materials and ensuring immaculate craftsmanship, we consider every small detail, allowing you to enjoy comfortable living in classic homes of distinction. Customer satisfaction is key to our company ethos. We don't just build houses, we build homes that our buyers are proud to own.





## How to find us

Leave the M4 at Junction 35 and at the roundabout take the 4th exit towards Bridgend (A473). Staying on the A473, continue straight on over three roundabouts onto the A48. Continue over the mini roundabout and then at the main roundabout take the first exit onto Ewenny Road (B4265). Continue straight ahead towards Ewenny. As you cross the river, take the immediate left just before you reach the Ewenny Garden Centre (Wick Road (B4524)). Then, turn immediately left again, onto Abbey Road. Remain on this road until you arrive at Priory Gardens which is on your right hand side.

**Address:** Priory Gardens, Abbey Road, Ewenny, CF35 5BN



**Telephone:** 0800 091 1809

**Email:** [info@westacres.co.uk](mailto:info@westacres.co.uk)

**Website:** [www.westacres.co.uk](http://www.westacres.co.uk)

