



Impressive four bedroom detached house set in approx 0.52 acres

Two reception rooms

Driveway parking for over 10 vehicles

1.98 acre paddock attached

Family bathroom, shower room, first & second floor cloakrooms

EER 28 Co2 43



**West Rise Bonvilston Vale of Glamorgan CF5 6TQ
£610,000**

Tenure

We have been advised by the vendor that this property is Freehold

Council tax band as detailed on the Directgov website - G

Entrance Porch

Metal covered wooden entrance door. Tiled flooring. Door leading to:

Entrance Hallway 22' 10" x 16' 7" (6.95m x 5.05m)

Two uPVC double glazed windows to the front. Skimmed ceiling with feature picture rail. Radiators. Power points. Stairs to the first floor. Under stairs storage cupboard. Original wooden block flooring.

Lounge 19' 0" x 14' 5" (5.79m x 4.39m)

uPVC double glazed French doors to the rear. Two uPVC double glazed windows to the rear. Skimmed ceiling. Limestone fireplace with matching hearth housing a gas fire. Radiators. Power points. Sky point. Original wooden block flooring.

Sitting Room 16' 6" x 10' 9" (5.03m x 3.27m) plus alcoves

uPVC double glazed French doors to the rear. uPVC double glazed window to the front. Skimmed ceiling. Recess fireplace with a Charmwood 4kw multi fuel burner. Radiator. Power points. Original wooden block flooring.

Fitted Kitchen/Diner 16' 7" x 9' 11" (5.05m x 3.02m) plus recess for cooker

uPVC double glazed windows to the front and rear. Skimmed and beamed ceiling with inset lighting. The walls are part tiled. Power points. Range of base units. Villager wood burner. Stainless steel single bowl, double drainer sink unit. Free standing Belling Range cooker with a 7 Burner gas hob and two electric ovens. Original quarry tiled flooring.

Utility Room 12' 9" x 8' 10" (3.88m x 2.69m)

uPVC double glazed door to the front. uPVC double glazed windows to the side and rear. Textured ceiling. Radiators. Power points. Stainless steel single bowl, single drainer sink unit. Space for a washing machine, dishwasher, fridge/freezer and tumble dryer. Ceramic tiled flooring.

Cloakroom/WC 5' 6" x 2' 6" (1.68m x 0.76m)

uPVC double glazed window to the side. Tongue and groove ceiling. The walls are fully tiled. Low level WC. Ceramic tiled flooring.

Landing

uPVC double glazed windows to the front. Papered ceiling. Radiator. Power points. Access to the loft which is part boarded with a velux window. Airing cupboard housing a Vaillant combi boiler. Wooden floorboards.

Bedroom One 16' 7" x 12' 5" (5.05m x 3.78m)

uPVC double glazed window to the rear. Two uPVC double glazed windows to the side. Papered ceiling. Radiator. Power points. Fitted wardrobes with hanging and storage space. Wooden floorboards.

Bedroom Two 10' 0" x 9' 9" (3.05m x 2.97m)

Two uPVC double glazed windows to the side and rear. Papered ceiling. Radiator. Power points. Fitted wardrobes with hanging and storage space. Built in cupboard. Fitted carpet.

Bedroom Three 10' 8" x 9' 5" (3.25m x 2.87m)

uPVC double glazed window to the rear. Papered ceiling with picture rail. Radiator. Power points. Fitted wardrobes with hanging and storage space. Fitted carpet.

Bedroom Four 10' 2" x 9' 3" (3.10m x 2.82m)

uPVC double glazed window to the rear. Papered ceiling with feature picture rail. Radiator. Power points. Fitted wardrobes with hanging and storage space. Fitted carpet.

Family Bathroom 6' 10" x 6' 3" (2.08m x 1.90m)

uPVC double glazed window to the side. Papered ceiling. The walls are fully tiled. Pedestal wash hand basin. P shaped panelled bath with a glass shower screen and a Triton electric shower. Radiator. Ceramic tiled flooring.

First Floor Cloakroom/WC 5' 0" x 3' 5" (1.52m x 1.04m)

uPVC double glazed window to the front. Papered ceiling. The walls are fully tiled. Low level WC. Ceramic tiled flooring.

Shower Room 4' 4" x 3' 1" (1.32m x 0.94m)

uPVC double glazed window to the front. The walls are fully tiled. Shower cubicle with an electric shower. Extractor fan. Ceramic tiled flooring.

Brick Built Outbuilding (Currently used as a home Gym) 13' 1" x 11' 7" (3.98m x 3.53m)

uPVC double glazed patio door. Pitched roof. Power and light. Door leading to:

Storage Area 11' 5" x 6' 9" (3.48m x 2.06m)

Front

The property is approached through wrought iron double gates via a decorative chipping courtyard allowing parking for over ten vehicles. There are raised beds and trees surrounding the property with a wooden feather edge fence giving privacy from the roadside. Side access.

Rear Garden

The beautiful landscaped gardens are filled with well stocked borders, matured trees and various patio areas. There is a paved area with a fish pond and a summer house with paths and steps leading off to a range of areas. There are numerous sheds and areas for storage.

Paddock

Accessed via a path from the rear garden with a gate opening to a 1.98 acre field planted with various types of mature trees surrounded by natural hedging. Planning permission has been granted for a five bar gate at the bottom end of the paddock that gives lane access.

Comment

Located 8 miles west of Cardiff and 2 miles east of the market Town of Cowbridge lies this impressive four bedroom detached house. Built in the 1930's by the then Chief Architect of Cardiff Council the plot comprises of mature, well stocked gardens, parking for numerous vehicles, a selection of outbuildings/sheds and a paddock of 1.98 acres with a wide range of Hazel, Silver Birch, Crabapple and Pine trees. The house itself consists of a 22' entrance hall, two reception rooms, a family kitchen/diner with wood burner, utility room and a cloakroom to the ground floor. The first floor benefits from four bedrooms, a family bathroom, a separate cloakroom/WC and separate shower room. Due to the size of the plot the property could be significantly extended subject to the necessary planning and building consents. The house, landscaped gardens and outbuildings sit on a generous 0.52 acres and are filled with various trees, shrubs, patio areas and a beautiful garden pond with the chickens and ducks hidden away by mature hedging and natural borders. Bonvilston is a sought after Village in the Vale of Glamorgan where houses with potential equestrian facilities rarely become available. There are three local pubs and a shop which serve the Village or you have the amenities at Culver House Cross a ten minute drive away. The property is within catchment of Cowbridge Comprehensive School and the bus route for the School and the local service stop near the house.



MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

FLOORPLANS & ENERGY PERFORMANCE CERTIFICATE

Ground Floor
Approx. 1041.5 sq. feet



First Floor
Approx. 721.3 sq. feet



Total area: approx. 1762.8 sq. feet

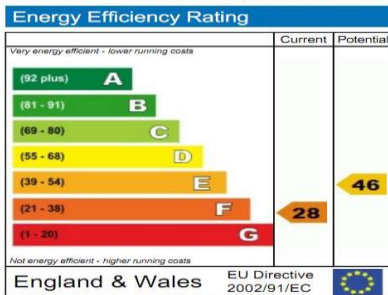
Energy Performance Certificate



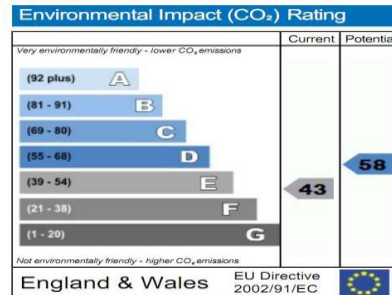
West Rise
Bonvilston
CARDIFF
CF5 6TQ

Dwelling type: Detached house
Date of assessment: 12 March 2012
Date of certificate: 12 March 2012
Reference number: 0390-2862-6279-9392-6585
Type of assessment: RdSAP, existing dwelling
Total floor area: 169 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	280 kWh/m ² per year	196 kWh/m ² per year
Carbon dioxide emissions	9.5 tonnes per year	6.7 tonnes per year
Lighting	£128 per year	£68 per year
Heating	£2,594 per year	£1,810 per year
Hot water	£198 per year	£199 per year

You could save up to £843 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.