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Silverdale

Flemingston, CF62 4QJ

Price £875,000

HARRIS & BIRT



Situated in an elevated and idyllic position, this architecturally designed property, built in 1984, has been the subject of modern refurbishment throughout to create the exclusive detached house that you see today. The vendors have created a private and tranquil property enabling you to access the exquisite views from each room via a wrap around patio laid terrace. Features throughout include barrel log burning stove to living room, modern bathroom suites throughout and Juliet balcony opening out onto those wonderful views.

The property briefly comprises, galleried entrance hall, WC, sitting room/snug and garage to raised ground floor. An open plan kitchen-breakfast room, a large utility room, living room, sitting room and bedroom five to the ground floor. A master bedroom with a delightful Juliet balcony, dressing room and en suite, three further double bedrooms to the first floor. The rear garden is south facing with an al fresco dining terrace a wide variety of trees, shrubs, hanging baskets and raised beds. There is off road parking for numerous cars leading to double garage.

The pretty village of Flemingston is made up of only thirty or so mainly detached properties comprising a mixture of converted stone barns, individually designed period and modern houses and cottages grouped around the ancient church of St Michael and All Angels set on a bluff overlooking the moor and valley of the river Thaw. The market town of Cowbridge, Cardiff and Bridgend are within easy commuting distance.

- Exclusive Detached Residence
- Far Ranging Open Views Across Countryside
- Five double bedrooms
- Double Garage
- EPC Rating - C
- Situated in an Elevated and Idyllic Position
- Situated in a wonderful spot on the outskirts of the village
- Two High Specification Bathrooms
- Attractive, Sizeable and Mature wrap around gardens

Accommodation

Raised Ground Floor

Entrance Hall 6'7" x 9'10" (2.02m x 3.02m)

Open light and airy galleried entrance hall set across split level with a stairway leading down to a variety of receptions rooms or upstairs to bedroom spaces. Accessed via UPVC fully double glazed entrance door with further floor to ceiling double glazed windows allowing further natural light set behind an inset storm porch. Skimmed walls and timber clad ceiling. Fitted carpet with inset coir matting. Communicating doorway to;

Sitting Room/ Snug

An adaptable space that could be used as study or sitting/snug. UPVC double glazed windows offering the most fantastic views across the open countryside and beyond. Skimmed walls and coved ceiling. Fitted carpet. Attractive vertical modern radiator housed to wall. Glass open shelving with inset wall lit LED lighting.

WC

Two piece suite in white comprising low level dual flush WC and corner wash hand basin set into a tiled vanity. Fully tiled walls. UPVC double glazed opaque window to front elevation. Contrasting tiled floor. Fitted radiator.

Garage 17'4" x 19'6" (5.28m x 5.94m)

Good sized double garage accessed via two composite roller doors. Range of fitted storage units with good sized eaves storage with power and light. Two UPVC double glazed windows.

Ground Floor

Inner Hall

Offering plenty of space for shoes and cloaks. Access to loft via hatch. Skimmed walls. LED fitted spotlighting. Coir inset matting. Radiator. Internal pedestrian doorway with access through into garage.

Living Room 15'8" x 21'2" (4.78m x 6.45m)

Accessed via oak effect double doors into an open living room with dual aspect via UPVC double glazed patio doors opening out onto patio laid raised terrace with inset floor to ceiling fitted double glazed windows. Inset UPVC bay front window again offering those fantastic views. Skimmed walls, intricately coved ceiling. Fitted carpet. Fitted radiator. Free standing Hwam log burning stove with underset log store set on a flagstone laid hearth providing a wonderful focal feature for the room. Open archway looks through into;

Dining Room 13'1" x 10'9" (3.99m x 3.28m)

UPVC double glazed window to side elevation looking out onto gardens and a raised patio terrace. Skimmed walls and intricately coved ceiling. Fitted carpet. Fitted radiator. Internal glazed windows look through into inner hall. Doorway through into hallway.

Kitchen/Breakfast Room 25'5" x 14'8" (7.75m x 4.47m)

Open plan kitchen/dining room with range of wall and base units in a light oak shaker style finish with sleek chrome handles, Neff eyeliner triple oven with inset grill facility, dark mottle effect work surface with chrome upstands, inset composite matt black 1.5 sink and drainer by Franke with brushed chrome mixer tap. Gas 5 ring hob by Neff with overhead stainless steel chimney extractor set into a fitted island with inset fitted units and overhanging breakfast bar. Inset Neff dishwasher behind matching décor panel. Inset up and over fridge/freezer behind matching décor panel. Range of fitted pan drawers and further storage. Wall mounted glazed display case. Skimmed walls and ceilings with a range of LED spotlighting with inset pelmet strip lighting. Non slip porcelain tiled floor to kitchen with chrome wall mounted stainless steel heated towel rail. Two UPVC double glazed windows to rear and side elevation. Opens through into formal dining space again with two UPVC double glazed window to front and side elevation. Skimmed walls, coved ceiling. Fitted carpet. Two fitted double radiator. UPVC half glazed doors opens through into;

Rear Porch

Of UPVC construction with pitched glass & PVC roof structure, range of UPVC double glazed windows and UPVC half glazed door opens out onto side garden. Slate tiled floor. Electric heater housed to wall. Range of open shelving for shoes and cloaks. Acts as a fantastic boot room.

Utility Room 8'2" x 10'9" (2.49m x 3.28m)

Excellent sized utility space that offers range of white high gloss wall and base units with chrome handles set under and over a mottle effect work surface. Stainless steel 1.5 sink and drainer with chrome mixer tap and space for undercounter fridge and currently housing chest freezer. Skimmed walls, coved and skimmed ceiling. Ceramic tiled splashback. UPVC window to side elevation. Vinyl tile effect flooring. Fitted radiator.

Bedroom Five/ Study 13'2" x 14'2" (max) (4.01m x 4.32m (max))

Excellent sized double bedroom useful as guest accommodation with UPVC double glazed picture window offering elevated countryside views. Skimmed walls, coved and skimmed ceiling. Fitted cream carpet. Fitted radiator. Walk in wardrobe offering excellent storage space. Range of open shelving to wall.

First Floor

Landing

Accessed via straight staircase to open galleried landing spanning full width of the property. Skimmed walls and coved ceiling. Fitted carpet. Excellent space (8" x 6") currently in use as music area but could double as a study if necessary. UPVC double glazed horizontal window at ceiling level. Two useful cupboards, one housing hot water cylinder and open shelving and in use as airing cupboard, the other housing open shelving and currently used for linens. Two fitted radiators. Communicating doors to all first floor bedrooms.

Master Bedroom 19'7" (max) x 12'8" (max) (5.97m (max) x 3.86m (max))

A truly unique and special room sizeable in proportions and offering UPVC double glazed patio doors opening out onto Juliet balcony with wrought iron railings looking out over the Vale countryside and beyond. UPVC double glazed window to side elevation. Skimmed walls, coved and skimmed ceiling. Fitted carpet. Fitted double radiator. Range of light oak bedroom furniture fitted throughout to include dressing table, chest of drawers, range of floor to ceiling fitted wardrobes and further double wardrobe housed to dressing area. Modern vertical radiator housed to wall with further double radiator set under window. Doorway through into;

Ensuite Shower Room 6'5" x 8'4" (1.96m x 2.54m)

Three piece suite currently comprising oversized walk in shower cubicle with integrated chrome shower and rainfall shower head attachment behind a glazed shower screen with wall mounted chrome heating controls. Low level dual flush WC and attractive modern oval shape wash hand basin with chrome mixer tap set onto a glass work surface and underset by a curved matt black vanity unit. Fully tiled ceramic walls. Wood clad ceiling with LED spotlighting. UPVC double glazed opaque window to rear elevation. Slate laid tiles to floor. Mosaic inset tiles to shower. Oversized floor to ceiling chrome heated towel rail.

Bedroom Two 15'1" x 11'10" (4.60m x 3.61m)

Another good sized double bedroom with UPVC double glazed window to side elevation offering fantastic views over open countryside. Skimmed walls, coved ceiling. Fitted carpet. Fitted radiator. Range of built in wardrobes with inset wash hand basin and chrome taps.

Bedroom Three 15'8" x 10'6" (4.78m x 3.20m)

Third double bedroom currently in use as studio/study with UPVC double glazed window to side elevation enjoying the fantastic views. Skimmed walls, coved ceiling. Fitted carpet. Fitted radiator. Further range of fitted wardrobes.

Bedroom Four 15'1" x 11'3" (4.60m x 3.43m)

Fourth double bedroom with attractive dual aspect to front and side with two double glazed windows. Skimmed walls, coved and skimmed ceiling. Fitted carpets. Fitted radiator.

Family Bathroom

Modern fitted bathroom in a four piece suite comprising oversized sunken bath, low level dual flush WC, white ceramic wash hand basin with chrome mixer tap set into a light oak vanity unit as well as a walk in quadrant shower cubicle with electric shower and shower head attachment. Ceramic tiled walls with travertine inset. Matching ceramic tiled floors. UPVC double glazed window to side elevation. Fitted radiator.

Outside

Gardens and Grounds

The property is entered via wooden gated entrance onto tarmac driveway with enough space for several vehicles. Access to rear garden through pedestrian gate to the side of the property. The rear garden is south facing with terrace a wide variety of trees, shrubs, hanging baskets and raised beds. The garden benefits from an alfresco dining terrace which can be accessed from the living room and dining room, which is an excellent addition to the property and facilitates an impeccable space for outdoor dining/entertainment. Alongside the dining terrace is a large parcel of lawn, with raised beds and borders surrounding, far ranging countryside views to both rear elevations.

Services

The property is serviced by mains electricity, water, gas and drainage.

Directions

From our offices at 67 High Street, Cowbridge turn left up the High Street to the traffic lights. Turn right onto the St Athan Road. Go past St Mary Church and take the second turning left signposted Flemingston. On entering the village go around to the right and then left hand bend, with the playing fields on your right take the second right travelling to the bottom of the village, on this road Silverdale will be on your left hand in about 500m. Travel through the gates and down the driveway to the property.





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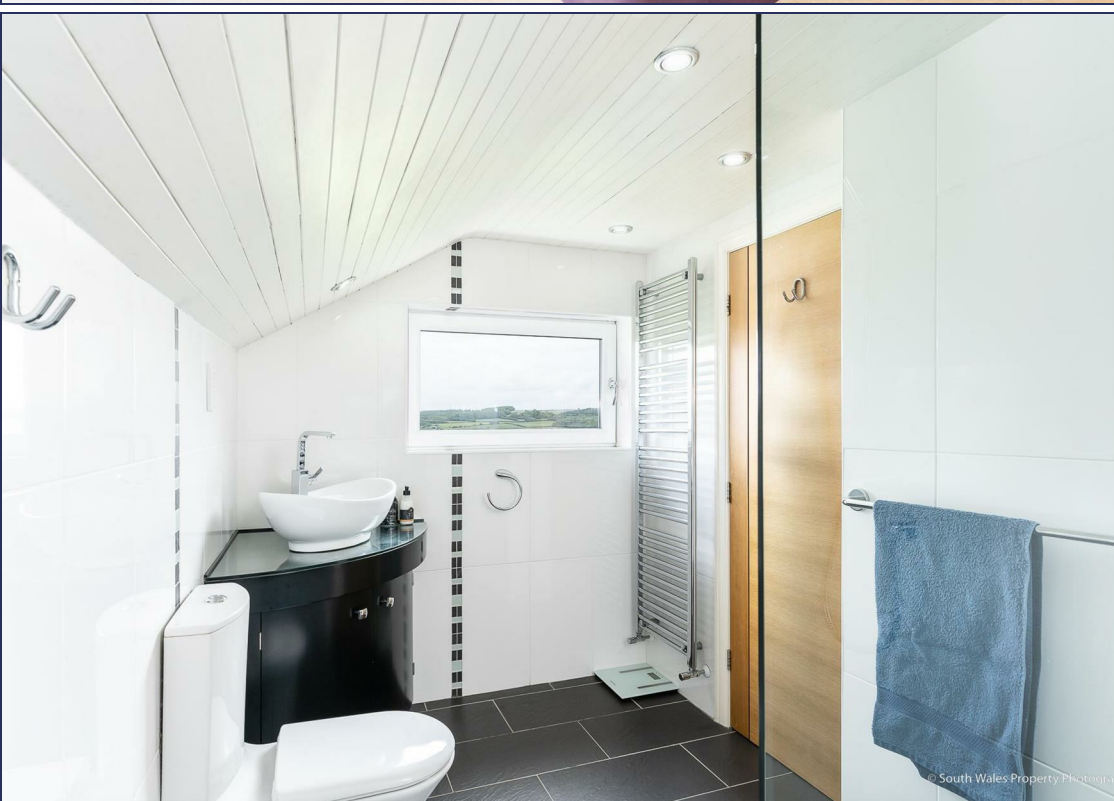
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GROSS INTERNAL AREA
 FLOOR 1: 1346 sq. ft, FLOOR 2: 1509 sq. ft
 EXCLUDED AREAS: , PATIO: 306 sq. ft
 BALCONY: 23 sq. ft
 TOTAL: 2855 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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| Energy Efficiency Rating | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 75 | 82 |
| | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| | EU Directive 2002/91/EC | |

