



## Rosedew

Bonvilston, Vale of Glamorgan, CF5 6TR

Guide Price £725,000

HARRIS & BIRT



An impressive extended five/six double bedroom detached family home located in the popular village of Bonvilston. The stylishly renovated accommodation benefits from a large entrance porchway, leading into inner hallway with staircase leading to the first floor and doors to downstairs accommodation. The hub of the home is the centralised open plan family kitchen/dining/living area which offers a modern light living space with a breakfast bar and two bi-folding doors opening on to the rear garden. You have further useful space with a utility room, downstairs cloakroom and a large study/bedroom six. The second reception is a spacious family room with bi-folding doors opening to the kitchen area. There is also further living space in the delightful snug featuring a wood burning stove and large window overlooking the front. Upstairs accommodation offers five spacious double bedrooms with an en suite, dressing area to the master with views overlooking the garden and countryside beyond. The second bedroom has an en suite, further family bathroom and access to the loft.

To the outside there is off road parking, access to the rear garden, which is mostly laid to lawn, and paved area for outside entertaining. A large garden room with electric which is currently used as a home gym.

Bonvilston is a sought after location within the Vale of Glamorgan. Local facilities include the village shop, the Red Lion pub, Aubrey Arms, Bonvilston Reading Rooms/Village Hall and Cottrell Park Golf Course. Just a few minutes drive to the west is the market town of Cowbridge with its excellent schooling for all ages. The property benefits from easy access to the A48 and M4 bringing major centres including Cardiff, Swansea and Bridgend all within comfortable commuting distance. You also have the convenience of a bus stop outside the property with the X2 direct to Cardiff and Cowbridge.



## Accommodation

### Ground Floor

#### Entrance

UPVC door opening into porch.

#### Porch 8'2 x 7'11 (2.49m x 2.41m)

Good sized porch with ceramic tiled floor. Skimmed walls and ceiling. Large UPVC double glazed window to front. Ceiling light. Door leading to hallway.

#### Inner Hallway

Stairs leading to first floor landing. Access to snug and kitchen.

#### Snug 14'4 x 12'1 (4.37m x 3.68m)

UPVC double glazed window to front. Fireplace with wood burner set into tiled hearth. Wood block floor. Skimmed walls. Skimmed ceiling. Fitted radiator.

#### Kitchen/ Living/ Dining / Orangery Room kitchen(13'5 x 13'5) living(11'5 x 11'5) dining(11 (kitchen(4.09m x 4.09m) living(3.48m x 3.48m) dinin)

Fitted kitchen with features to include. Range of wall and base units. Large electric oven with six ring gas hob. Tiled splash back. Belfast sink with swan neck mixer tap. Integrated dishwasher behind matching decor panel. Space for free standing fridge/ freezer. Fitted radiators. Wood worksurface. Breakfast bar. Tiled floor. Kitchen Island with wine cooler below and quartz worksurface. Vertical heated radiator. Skimmed walls and ceiling. Ceiling spotlights. Door to under stairs storage cupboard. Continuation of tiled floor into dining / orangery with under floor heating. Dimmable ceiling spot light. Space for dining table and chairs. Double glazed lantern roof light. Ceiling speakers with integrated amplifier and hardwired ethernet supply to TV wall. Two Bi folding patio doors opening out onto rear garden. Further bi folding inner wooden bi folding door into living room.

#### Living Room 25 x 12'3 (7.62m x 3.73m)

UPVC double glazed window to front. Carpet floor. Skimmed walls and ceiling. Fitted radiators. Pendant ceiling light. Wall lights.

#### WC

Ceramic tiled floor. Fitted radiator. Low level dual flush WC.

Wash hand basin with tiled splash back. Skimmed walls and ceiling. Pendant ceiling light.

#### Utility Room 8'6 x 8'8 (2.59m x 2.64m)

UPVC window to side. Tiled floor. Range of walls and base units. Space for washing machine and tumble dryer. 1.5 sink bowl and drainer with mixer tap. Skimmed walls and ceiling. Pendant ceiling light. Halsted boiler housed to wall. Fitted radiator.

#### Study 10'8 x 12 (3.25m x 3.66m)

UPVC window to rear and side. Carpet floor. Fitted radiator. Skimmed walls and ceiling. Pendant ceiling light. Loft hatch.

### First Floor

#### Landing 3'1 x 26 (0.94m x 7.92m)

Straight stair case leading up to first floor landing. Carpet floor. Skimmed walls and ceiling. Pendant ceiling light. Ceiling light tunnel. Storage cupboard housing water cylinder.

#### Master Suite Bedroom One 11'9 x 14'3 (3.58m x 4.34m)

Carpet floor. Skimmed walls and ceiling. Fitted radiator. Dimmable ceiling spotlights. Dressing area with run of wardrobes. UPVC double glazed ceiling to floor windows. Double glazed door leading out onto balcony. Double glazed lantern roof light. Electric blinds.

#### Master Suite Bathroom One 6'4 x 7'2 (1.93m x 2.18m)

Three piece suite. Wash hand basin set into vanity unit. Low level dual flush WC. Corner shower cubicle with shower and shower head attachment. Tiled floor. Tiled walls. Skimmed ceiling with ceiling spotlights. Vertical heated towel rail. UPVC double glazed opaque window.

#### Bedroom Two 14'4 x 12'2 (4.37m x 3.71m)

Good sized double bedroom. UPVC double glazed window to front. Carpet floor. Skimmed walls and ceiling. Fitted radiator. Pendant ceiling light. Door into en suite.

#### En Suite 8'7 x 6'1 (2.62m x 1.85m)

Three piece suite. Wash hand basin set into vanity unit. Low level dual flush WC. Corner shower cubicle with shower and shower head attachment. Tiled floor. Tiled walls. Skimmed ceiling. Ceiling spotlights. Vertical heated towel rail. UPVC double glazed opaque window to rear.

#### Bedroom Three 11'4 x 12'4 (3.45m x 3.76m)

Good sized double bedroom. UPVC double glazed window to front. Carpet floor. Skimmed walls and ceiling. Fitted radiator. Pendant ceiling light. Door with storage over stairs.

#### Bedroom Four 11'4 x 12 (3.45m x 3.66m)

Good sized double bedroom. UPVC double glazed window to rear. Carpet floor. Skimmed walls and ceiling. Fitted radiator. Pendant ceiling light.

#### Bedroom Five 9'5 x 13'5 (2.87m x 4.09m)

Good sized double bedroom. UPVC double glazed window to front. Carpet floor. Skimmed walls and ceiling. Fitted radiator. Pendant ceiling light.

#### Family Bathroom 9'5 x 7'3 (2.87m x 2.21m)

Three piece suite. Wash hand basin set into vanity unit. Low level dual flush WC. Bath with shower head attachment and glass panel. Tiled floor. Tiled walls. Skimmed ceiling. Ceiling spotlights. Vertical heated towel rail. UPVC double glazed opaque window to rear.

### Outside

To the front of the property is a driveway allowing off street parking for multiple vehicles laid to tarmac. Sliding gate to front. Pedestrian gate allowing access to front. Partly laid to lawn. Side access via gate to rear. Electric power car charger. Steps leading to front door. To the rear of the property there is a paved area great for entertaining. Steps leading to lawned area. Patio path leading to decked area with a garden room currently in use as a gym with bi folding doors, south facing. Power and light. Laminate floor. Wooden walls. Skimmed ceiling. Pendant ceiling lights.

### Services

The property is serviced by mains electric, water, drainage and LPG Gas

### Directions

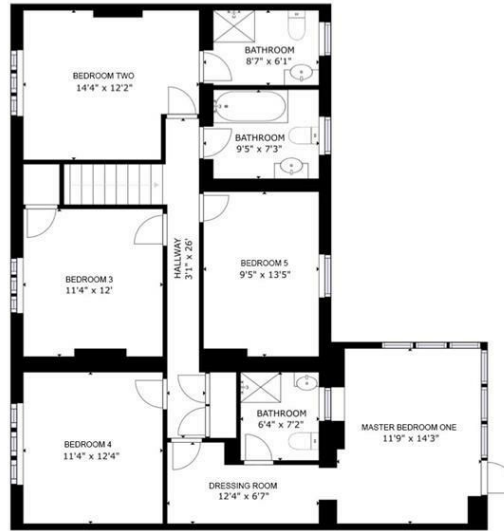
From our offices at 65 High Street Cowbridge turn left and proceed up to the traffic lights and straight on onto the A48 road towards Cardiff. As you approach the Aubrey Arms at Bonvilston the property will be on your left after the turning onto Greenway Road.







FLOOR 1

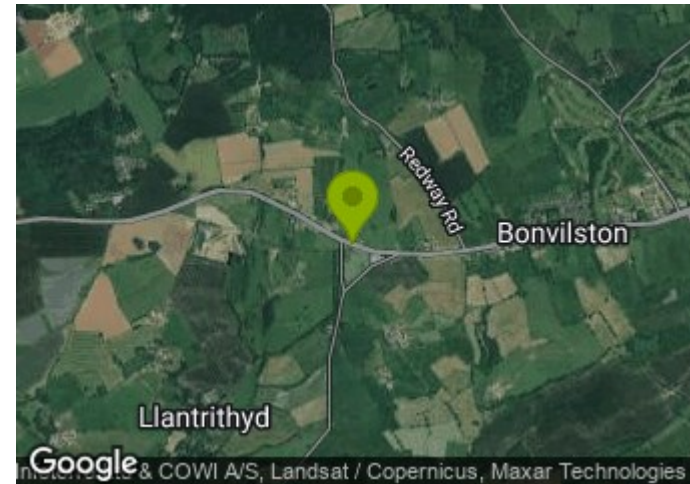


FLOOR 2



GROSS INTERNAL AREA  
FLOOR 1: 1655 sq ft, FLOOR 2: 1224 sq ft  
TOTAL: 2879 sq ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>60</b>

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



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