



# 18 Village Farm

Bonvilston, CF5 6TY

Price £650,000

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A particularly spacious modern detached house now with four reception rooms including dining room open plan with splendid living room, ground floor shower room adjacent to the study allowing it to be used as a ground floor additional bedroom, utility room, kitchen/breakfast room and the more recent addition, the sun room, a lovely room with high pitch ceiling with attractive 'blue glass' window to the eave with glazed doors leading out to and looking over the patio laid and pleasantly private, easy to maintain rear gardens. Upstairs there are four double bedrooms and two bathrooms. Attached to the house is a particularly spacious double garage and there is plenty of driveway parking. This is a traditional brick build detached family house pleasantly situated in a small residential cul de sac within walking distance of excellent village facilities.

The facilities in Bonvilston include parish church, Red Lion pub, village hall (known as the Bonvilston Reading Rooms) and village shop. Just down the road is Cottrell Park Golf Club with two eighteen hole golf courses. The village lies mid way between the capital of Cardiff and the market town of Cowbridge. In Cowbridge can be found an excellent range of local facilities including schooling of excellent reputation (Bonvilston is in catchment for Cowbridge's highly regarded secondary school), a wide range of shops both local and national, library, health centre, sporting and recreational facilities including leisure centre, rugby club, golf club, cricket club, tennis club etc. Just a few minutes drive to the east is a major out of town shopping centre at Culverhouse Cross with shops including Marks & Spencer, Tesco etc. The good road network brings major centres within easy commuting distance including Cardiff, Bridgend and Swansea.

- Hugely Attractive Detached Property
- Four Double Bedrooms
- Double Garage & Off Road Parking
- Excellent School Catchment Area
- Four Reception Rooms
- Three Bathrooms
- Easy to Maintain Gardens
- EPC: D

## Accommodation

### Ground Floor

#### Entrance Porch

The property is entered via UPVC fully glazed double doors to entrance porch. Mono pitched open entrance porch with clad ceiling. Pointed stone work. Tiled flooring. Floor to ceiling fixed pane windows allowing plenty of natural light. UPVC front door with inset lead lined opaque glazed panels. Opens through into;

#### Entrance Hall 13'9 x 11'2 (4.19m x 3.40m)

Full turn open tread staircase to gallery landing. Skimmed walls. Coved and skimmed ceiling. Inset ceiling spotlighting. Fitted carpet. Fitted radiator. Plenty of under stairs storage. Alarm panel housed to wall. Good sized shoes and cloaks storage cupboard.

#### Study/ Sitting Room 11'4 x 7'8 (3.45m x 2.34m)

An adaptable secondary reception space. UPVC double glazed picture window to front elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator.

#### Shower Room 7'8 x 5'8 (2.34m x 1.73m)

Three piece suite in white comprising corner quadrant shower cubicle with glazed and curved chrome shower screen. Integrated chrome shower and rainfall shower head attachment with separate shower head fitment. Low level dual flush WC. Matching pedestal wash hand basin with chrome mixer tap. Fully tiled walls with coved ceiling. Wood effect vinyl laid flooring. Wall mounted chrome heated towel rail.

#### Living Room 13'9 x 24'9 (4.19m x 7.54m)

Accessed from entrance vestibule. Excellent sized reception room. UPVC double glazed window bow picture window over looking pretty front gardens. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Gas coal effect fire set into marble hearth with matching marble surround. UPVC double glazed sliding patio doors open through into Sun Room

#### Dining Room 9'6 x 12'0 (2.90m x 3.66m)

Open plan from living room to a good sized dining room. Adaptable room. UPVC double glazed window to rear elevation. Skimmed walls. Coved and skimmed ceiling. Carpet flooring. Fitted radiator. Attractive archway opens through to living room.

#### Sun Room 12'9 x 11'11 (3.89m x 3.63m)

Wonderfully attractive sun room with fully skimmed walls. Skimmed and pitched roof. Skimmed ceiling. Inset blue glass glazed windows set into eaves. Further natural light via range of UPVC double glazed windows to all aspects. UPVC double glazed patio door open out to rear terrace. Power and light with range of fitted spotlights. Tiled flooring. Fitted radiator.

#### Kitchen/Breakfast Room 15'10 x 12'0 (4.83m x 3.66m)

Well maintained shaker style fitted kitchen with range of fitted wall and base units set under and over mottle effect work surface. Features including tall pull out larder unit. Integrated fridge behind decor panel. Integrated freezer behind decor panel. Eyeline Neff 1.5 electric fan oven. Eyeline Bosch microwave. Integrated Bosch dishwasher behind decor panel. Composite 1.5 sink and drainer with chrome mixer tap. Waste disposal unit. Spring water separate tap function. Attractive wall mounted glass display cases. Electric induction four ring hob by Neff. Waste disposal. Overhead chimney extractor. Plenty of space for table and chairs. Under pelmet LED spotlighting. UPVC double glazed window to rear elevation. Fully tiled splash backs. Skimmed walls. Coved and skimmed ceiling. Ceiling spotlighting. Tile effect vinyl laid flooring. Vertical fitted radiator. Door to utility room.

#### Utility Room 8'6 x 8'2 (2.59m x 2.49m)

Matching range of fitted base units with work surface and fitted composite sink and drainer. Space for washing machine and tumble dryer. Tiled splash backs. UPVC double glazed window to rear elevation. Skimmed walls. Coved and skimmed ceiling. Tile effect vinyl laid flooring. Fitted radiator. UPVC fully glazed patio door to rear elevation. Newly fitted floor mounted Worcester condensing gas central heating boiler. Door to double garage.

### First Floor

#### Landing

Accessed via quarter turn staircase form entrance vestibule to open gallery landing. UPVC double glazed window to front elevation. Fully skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator.

#### Master Suite Bedroom 12'9 x 13'1 (3.89m x 3.99m)

Good sized double bedroom. UPVC double glazed window to side elevation. Fully skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator. Range of bedroom furniture. Door to;

#### Master Suite Bathroom 6'5 x 8'5 (1.96m x 2.57m)

Three piece suite in white comprising oversized quadrant shower cubicle with inset shower and rainfall shower head attachment. Separate shower head fitment. Low level dual flush WC. Pedestal wash hand basin. Fully tiled walls. Coved ceiling. Wood effect vinyl laid flooring. Fitted radiator. UPVC double glazed opaque window to side elevation. LED touch screen mirror.

#### Bedroom Two 12'9x 10'8 (3.89mx 3.25m)

Another good sized double bedroom. UPVC double glazed window to side elevation. Fully skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator. Range of built in bedroom furniture.

#### Bedroom Three 10'3 x 10'9 (3.12m x 3.28m)

UPVC double glazed window to front elevation. Fully skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator. Built in bedroom furniture.

#### Bedroom Four 8'4 x 8'5 (2.54m x 2.57m)

UPVC double glazed window to rear elevation. Fully skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator. Range of built in office furniture.

### Gardens and Grounds

Wrap around gardens with easy to maintain, private and secluded rear and side garden. With outside lights and outside taps, adapter for hot tub in situ under patio. Attractive wooden built Summer House with glazed windows. Mainly laid to patio to rear and side. Pedestrian side access. Set back from road to front via parcel of mature shrubbery and lawn as well as driveway. Large side garden mainly laid to lawn.

#### Double Garage 18'11" x 17'8" (5.49m'3.35m" x 5.18m'2.44m")

Integrated double garage with electric roller door. UPVC double glazed window to side elevation allowing plenty of natural light. Power and light. Good sized storage space to eaves. Fully boarded. Fixed shelving unit.

### Services

Mains services throughout.

### Directions

From our offices at 65 High Street, Cowbridge turn left and up the High Street to the traffic lights. Go straight across and up the hill onto the A48 towards Cardiff. Enter Bonvilston passing the parish church and The Red Lion on your left hand side and turn next left into Maes-Y-Fynnon. Take the first left into Village Farm and the first right into the small cul de sac. Number 18 is straight in front of you, feel free to park on the driveway.











GROSS INTERNAL AREA  
 FLOOR 1: 1152 sq ft, FLOOR 2: 822 sq ft  
 EXCLUDED AREAS: COVERED PORCH: 34 sq ft, GARAGE: 327 sq ft  
 TOTAL: 1974 sq ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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