



Gwenhafdre

St. Mary Church, Cowbridge, CF71 7LT

Offers In Excess Of £425,000

HARRIS & BIRT



Harris & Birt are excited to offer to market this unique three/four bedroom, link detached property situated in the highly popular Vale village of St Mary Church. The property benefits from quality external modernisation to windows, doors and gardens, however will require some internal modernisation should a purchaser feel necessary. Accommodation briefly comprising; entrance porch, entrance hall, living room, dining room, kitchen/breakfast room, rear hall, WC, boot room/utility and sitting room/bedroom four. Stairs lead up to three good sized bedrooms and bathroom. Off road parking to front and a detached single garage.

St Mary Church is an attractive small hamlet built around the parish church. Also within walking distance is Llanfair junior school which enjoys an excellent reputation and is located where the children go to the highly regarded Cowbridge Comprehensive school. The market town of Cowbridge is a few minutes drive to the north and offers extensive range of market town facilities including a wide range of shops both national and local, library, health centre, sporting and recreational facilities including leisure centre, cricket club, tennis club, squash club, rugby club etc, as well as an extensive range of other leisure facilities. St Mary Church is situated in the heart of the Vale of Glamorgan with the heritage coastline just a few minutes drive to the south. Easy access to both the A48 and M4 bring major centres within easy commuting distance including the capital city of Cardiff, Newport, Bridgend, Swansea etc. There is a mainline railway station in Cardiff and is just a short drive to Cardiff Wales Airport.



Accommodation

Ground Floor

Entrance Porch 5'3" x 3'8" (1.60m x 1.12m)

The property is entered via modern newly fitted composite UPVC front door. Inset opaque glazed vision panel. Two UPVC double glazed windows offering natural light into porch. Exposed stone. Terracotta tiled flooring. Space for shoes and cloaks. Wooden half opaque glazed door leads into entrance hall.

Hallway 6'11" x 12'10" (2.11m x 3.91m)

Straight staircase to first floor landing. Skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator. Good sized under stairs storage. Communicating doors to most ground floor rooms.

Kitchen/Breakfast Room 12'5" x 9' (3.78m x 2.74m)

Range of fitted wall and base units set under and over inset work surface. Stainless steel sink and drainer with chrome taps. Free standing Hotpoint cooker and hob with overhead chimney extractor. Space for washing machine. Space for fridge/freezer. Half tiled walls. UPVC double glazed window over looking attractive rear gardens. Fitted radiator. Herringbone ceramic tiled flooring.

Rear Hallway 3'9" x 7'6" (1.14m x 2.29m)

Good sized space for shoes and cloaks. Skimmed walls. Tiled flooring. Door into;

WC

Two piece suite comprising low level dual flush WC. Wash hand basin with vanity unit. Tiled splash backs. Skimmed walls. Newly fitted vinyl laid flooring. Extractor fan.

Boot/Boiler Room 9'11" x 13'2" (3.02m x 4.01m)

Good sized boot room to rear. Further range of fitted wall and base units. Plenty of space for storage. Currently housing washing machine. UPVC half glazed rear pedestrian door opens out to rear gardens. Further natural light via range of UPVC double glazed windows. Wooden clad walls. Tiled flooring. Floor mounted oil fired central heating boiler.

Dining Room 9'8" x 9' (2.95m x 2.74m)

Situated off the kitchen/breakfast room. Offering an attractive secondary reception space. UPVC double glazed picture window over looking pretty rear gardens. Skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator. Bi-folding wooden doors open through into;

Living Room 15'11" x 12'6" (4.85m x 3.81m)

UPVC double glazed picture window offering attractive views across pretty front gardens and out towards the Church beyond. Electric coal effect fire set into a pointed stone hearth and surround. Skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator.

Sitting Room/Bedroom Four 8'1" x 16' (2.46m x 4.88m)

An adaptable space - previously the garage. Offering excellent conversion. UPVC double glazed picture window to front. Skimmed walls. Fitted carpet. Fitted radiator.

First Floor

Landing

Accessed via straight carpeted stair case from entrance hall to open landing. UPVC double glazed window to side elevation. Skimmed walls. Coved ceiling. Fitted radiator. Access to loft via hatch.

Master Bedroom 13'3" x 11' (4.04m x 3.35m)

Good sized double bedroom. UPVC double glazed window to front. Skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator. Built in storage cupboards.

Bedroom Two 13'3" x 9'2" (4.04m x 2.79m)

Another good sized double bedroom. UPVC double glazed window rear. Skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator. Range of built in storage.

Bedroom Three 10' x 7'7" (3.05m x 2.31m)

Currently in use as study. UPVC double glazed window to front. Skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator. Built in storage set over staircase.

Bathroom

Three piece suite comprising panelled bath with overhead electric 'Triton' shower and shower head attachment. Pedestal wash hand basin. Low level WC. UPVC double glazed opaque window to rear elevation. Tiled walls. Vinyl tiled flooring. Fitted radiator.

Outside

Detached Garage

Free standing. Block built. Pitched roof. Single garage. Up and over aluminium garage door. Pedestrian side access via UPVC half glazed garage door. Further natural light via UPVC double glaze window. Built on a concrete base.

Gardens & Grounds

The property is set back from the road via an attractive dwarf wall. Tarmac laid driveway for plenty of vehicles. Recessed parking to front. Front garden mainly laid to lawn. Attractive beds and borders laid to mature shrubbery. Private from next door via mid level hedging. Patio laid path offers access to front door. Good driveway access to side leading to single garage. Private rear garden. Mainly laid to lawn with attractive shrubbery and mature trees. Including an attractive Willow tree. Pretty patio laid terrace backing onto farmland behind.

Services

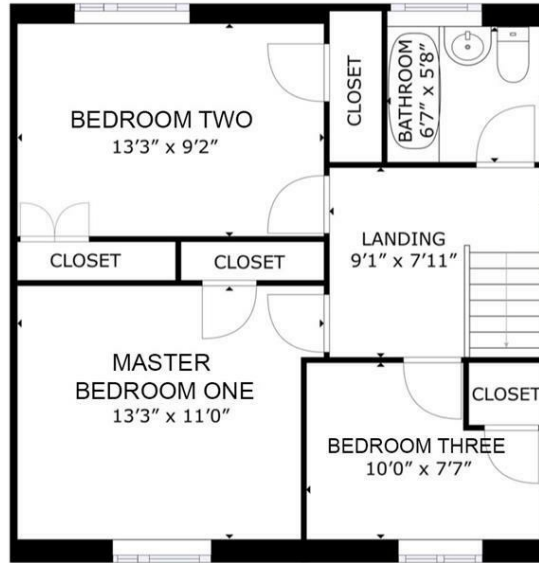
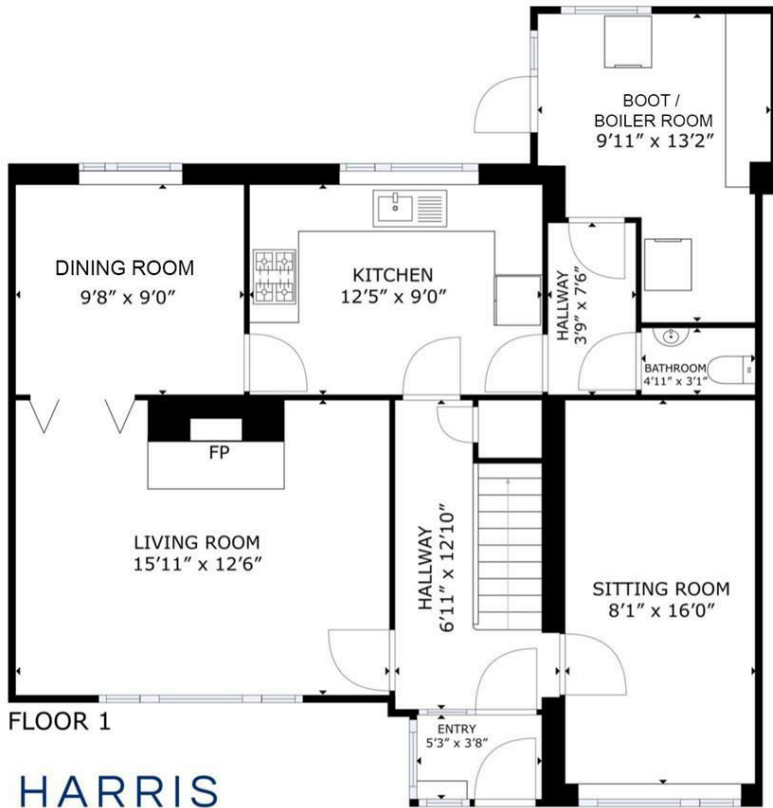
The property is serviced by oil fired central heating, mains electric, water and drainage.

Directions

From our offices at 65 High Street travel out on the St Athan Road travelling south. Travel on this road for circa 3 miles and as you come through The Herberts and up the hill towards Flemingston take a left into St Mary Church. At the T junction go left. Bare right around the church and Gwenhafdre will be a short distance on your left.







FLOOR 1

FLOOR 2

HARRIS & BIRT
 CHARTERED SURVEYORS &
 ESTATE AGENTS

GROSS INTERNAL AREA
 FLOOR 1: 827 sq. ft, FLOOR 2: 481 sq. ft
 TOTAL: 1,308 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) 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	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	



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