



12 Village Farm

Bonvilston, Nr Cowbridge, CF5 6TY

£2,600 Per Calendar Month

HARRIS & BIRT



A modern detached house with four reception rooms and a dining room which is open plan to a lovely fitted kitchen, plus ground floor shower room and utility room. One of the reception rooms is a more recent addition with oak wooden flooring, a high ceiling with three Velux windows and two triple bifold glazed doors leading out to and looking over the lawned and pleasantly private south westerly facing rear gardens. Upstairs there are four double bedrooms with bathroom to en suite plus a second family bathroom. Attached to the house and with internal door is a particularly spacious double garage plus there is plenty of driveway parking. The property is being offered for rental at £2600 pcm on an unfurnished basis. Deposit is £2700. One small pet considered. Gas central heating and double glazing. Council Tax Band D. EPC rating C. Available 19th October 2024

The facilities in Bonvilston include parish church, Red Lion pub, village hall (known as the Bonvilston Reading Rooms) and village shop/post office. Just down the road is Cottrell Park Golf Club. The village lies mid way between the capital of Cardiff and the market town of Cowbridge. 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. Bonvilston is situated in the heart of the rural Vale of Glamorgan with the Heritage coastline just a few miles to the south.

- Spacious Detached Home
- Two Bathrooms
- Unfurnished
- EPC Rating C
- Four Double Bedrooms
- Double Garage
- Gas Central Heating
- £2600 PCM

Accommodation

Ground Floor

Entrance Hall

Timber storm door with window to side. Inset ceiling lighting. Telephone point. Straight stairway to first floor.

Cloakroom/Bathroom Three

Rather more than just a cloakroom and now luxuriously fitted out as a third bathroom. Modern suite in white comprising low level dual flush WC with concealed cistern, wash hand basin set into tiled vanity unit with cupboards under and oversized walk in shower cubicle with large rainhead and hand held shower attachment. Walls fully tiled including shower. Matching travertine tiling to the floor.

Study 10'9" x 9'6" (3.28m x 2.90m)

Next door to the bathroom so options to have as a ground floor suite if required. Currently fitted out with an extensive range of quality wall to wall and floor to ceiling library shelving and incorporating desk and storage unit. Window overlooking the front garden. Telephone point. Inset ceiling lighting.

Drawing Room 18'9" x 13' (5.72m x 3.96m)

A fine room with bay window overlooking the front garden. Glazed double doors lead through to the dining room with views through towards the rear garden. Hole in the wall style wood burning stove with slate hearth under. Two wall light points.

Dining Room 11'3" x 9'6" (3.43m x 2.90m)

Glazed double door through from the drawing room. Open plan with the kitchen to create "hub of the house" particularly in conjunction with the additional living room. Oak floor. Glazed double doors through to the living room. Opaque glazed window to side.

Family Room 16'11" x 14'0" (max.) (5.18m x 4.27m (max.))

Bay window to side with window seat. Glazed double doors lead out to and look over the rear terrace and garden. Useful walkin storage cupboard. Telephone point.

Living Room 14'11" x 16'4" (4.55m x 4.98m)

A wonderfully light and particularly attractive addition to the property with high pitch ceiling with three Velux windows on the southerly pitch, two further windows stretching down to floor level and two triple bifold glazed doors leading out to

the terrace and garden. So no surprise how light this room is. Oak floor. Two vertical radiators. Cylindrical cast iron wood burning stove by Contura with glazed front and set on slate hearth.

Kitchen 12'6" x 11'3" (3.81m x 3.43m)

Fitted with an extensive range of matching wall and base units finished in cream with granite work surfaces over. Tiling and lighting between wall and base units. Features include built in Bosch larder fridge behind matching décor panel, built in Bosch freezer behind matching décor panel, built under Beko dishwasher behind matching décor panel, 1.5 bowl ceramic sink and drainer by Villeroy and Boch with mixer taps, built in stainless steel Bosch double oven, built in Bosch stainless steel Innowave microwave, Bosch five ring stainless steel gas hob with Bosch extractor set into stainless steel hood over. Inset ceiling lighting. Big window overlooking the rear garden. Karndean floor.

Utility Room

Accessed directly from the kitchen. Karndean flooring to match kitchen. Inset ceiling lighting. Range of units to match kitchen including double tall cupboard and base units with granite work surface over. Villeroy and Boch white ceramic single bowl sink with Franke mixer tap over. Space and plumbing for washing machine. Space and vent for tumble dryer. Baxi gas fired boiler which heats central heating system and domestic hot water supply. Window overlooking the rear garden. Stable doorway to side terrace.

First Floor

Landing

Easy graded straight stairway from entrance hall. Inset ceiling lighting. Double size airing cupboard. Deep shelved storage cupboard. Fold down ladder leading to spacious part boarded storage space with electric light.

Master Suite Bedroom One 15' x 11' (4.57m x 3.35m)

Attractive views over the rear gardens. Wall to wall and floor to ceiling range of fitted wardrobes. Inset ceiling lighting. Telephone point.

Master Suite Bathroom One

Suite in white comprising low level WC with concealed cistern, two wash hand basins set into vanity unit with cupboards under and large mirror behind, panelled bath with Grohe power shower over and folding glazed side

screen. Fully tiled around shower area and behind vanity unit. Tiled floor. Inset ceiling lighting. Wall mounted heated towel rail. Opaque glazed window.

Bedroom Two 13'5" x 12'11" (max.) (4.11m x 3.96m (max.))

Views over the front garden. Six door floor to ceiling run of fitted wardrobes and drawers.

Bedroom Three 12'9" x 11'3" (3.89m x 3.43m)

Views over rear garden.

Bedroom Four 16'9" x 11'3" (5.11m x 3.43m)

'L' shaped. Two windows overlooking the front garden.

Bathroom Two 9'9" x 7'6" (2.97m x 2.29m)

Modern suite in white comprising Sottini wash hand basin set into vanity unit with cupboards under and mirror with tiling around behind, low level WC with concealed cistern and panelled bath with separate hand shower. Inset ceiling lighting. Wall mounted heated towel rail. Opaque glazed window.

Outside

Dwarf stone wall to front with beech hedge to side. Wide tarmac driveway provides plenty of parking space and leads to the detached double garage (20' x 17'9") with two up and over doors, pitched roof, LED light and power. Half glazed doorway to rear garden and internal doorway to cloakroom. Front garden laid principally to lawn. Gated access to either side of the property. Good sized rear garden laid principally to lawn with substantial hedge to the rear. Extensive paced side and rear terraces with access directly from the family room, living room and utility room.

Services

Mains water, gas, electricity and drainage. Central heating by mains gas. UPVC double glazing.

Directions

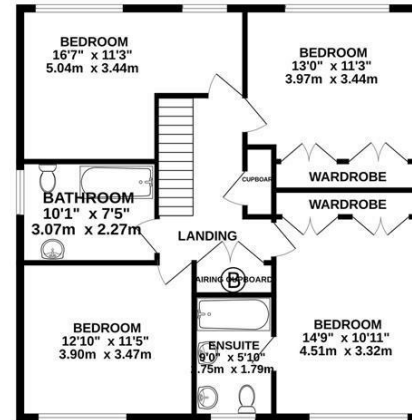
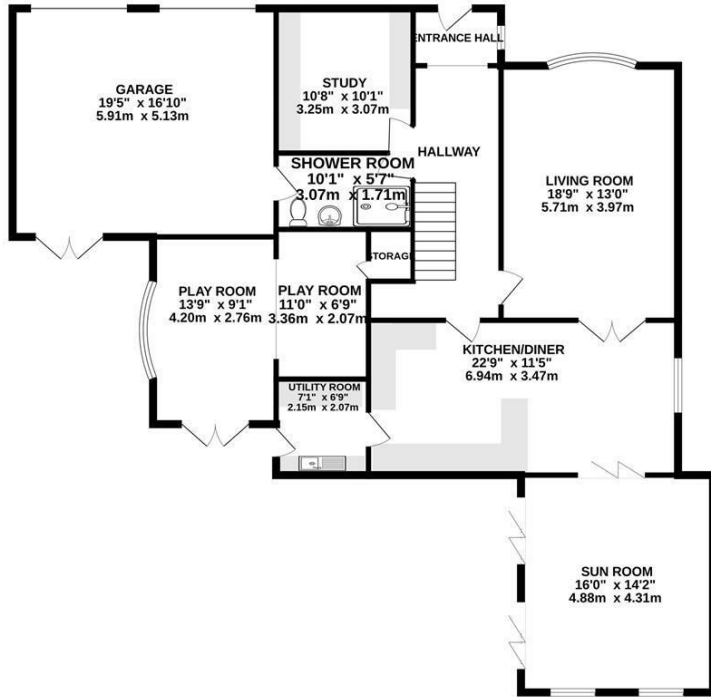
From our offices at 67 High Street, Cowbridge turn left and up the High Street to the traffic lights. Go straight across and up the hill onto the A48 towards Cardiff. Enter Bonvilston passing the parish church and The Red Lion on your left hand side and turn next left into Maes-Y-Fynnon. Take the first left into Village Farm and the first right into the small cul de sac and the property is at the end of the cul de sac on your left hand side.











TOTAL FLOOR AREA : 2535 sq.ft. (235.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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