



5 Cottrell Gardens

Bonvilston, Cardiff, CF5 6FU

Price £700,000

HARRIS & BIRT



An excellent opportunity to buy this five bedroom detached property set within the popular Cottrell Gardens development in Bonvilston. The accommodation briefly comprises; entrance hall, kitchen/living/dining room, utility room, living room and cloakroom to the ground floor. To the first floor is a master suite bedroom, two double bedrooms and a family bathroom with a further two double bedrooms and bathroom to the second floor. The property benefits from being situated on a corner plot set back off the road with plenty of outdoor space and a private driveway with space for multiple cars. The property is beautifully finished with modern fittings and finishes throughout. Items to remain include all plantation shutters, feature fire in the sitting room and the kitchen light fittings.

Bonvilston is a popular Vale of Glamorgan village set between the market town of Cowbridge and the capital city of Cardiff. Local facilities include the village shop, the Red Lion pub, Bonvilston Reading Rooms/Village Hall and Cottrell Park Golf Course. Just a few minutes drive down the road is the market town of Cowbridge with its excellent facilities including Cowbridge High School and this property lies within the catchment area for that school. In the other direction is the capital city of Cardiff with the major out-of-town shopping centre at Culverhouse Cross including Marks & Spencer, Tesco, etc. Easy access to the A48 and M4 brings major centres including Cardiff, Swansea, Bridgend, Llantrisant, Barry, etc. all within comfortable commuting distance.



Accommodation

Ground Floor

Entrance Hall

An excellent sized entrance lobby. Full turn staircase leading up to first floor landing. Accessed via white composite front door with floor to ceiling UPVC double glazed window adjacent with inset plantation shutter to remain. Skimmed walls and ceiling. Inset LED spotlighting. Wood effect flooring with coir matted area by front door. Good sized under stairs storage cupboard.

Sitting Room 15'10" x 12'10" (4.83m x 3.91m)

An excellent sized primary reception room benefitting from an abundance of natural light via a range of UPVC double glazed floor to ceiling windows with inset plantation shutters. Skimmed walls and ceiling. Inset LED spotlighting. Attractive papered feature wall. Wood effect flooring.

Cloakroom

Attractive two piece suite in white comprising wall hung Vitra wash hand basin with chrome mixer tap and low level dual flush hidden cistern WC. Tiled splashback. Tiled floor and upstand. Skimmed walls and ceiling. Inset LED spotlighting. UPVC double glazed opaque window to side elevation. Wall mounted chrome heated towel rail. Oversized mirror to remain.

Utility Room 10'4" x 5'6" (3.15m x 1.68m)

Excellent sized utility with range of fitted matte finished dove grey wall and base units with sleek chrome handles set under a mottle effect worksurface with matching upstand. Features include chrome sink and drainer with matching swan neck mixer tap, and tall larder unit housing wall mounted gas combination central heating boiler. Composite UPVC pedestrian side door and inset vision panel leading out to driveway. Skimmed walls and ceiling. Inset LED spotlighting. Wood effect flooring.

Kitchen/Living/Dining Room 30'8" 12'1" (9.37m 3.70m)

An excellent heart of the home open plan reception space that offers plenty of potential for family living. Kitchen by Sigma 3 in a dove grey finish with attractive white quartz worksurface and upstands. Features throughout include an up and over integrated fridge freezer behind matching décor panel, eyeline double oven by Siemens with inset combi microwave, integrated dishwasher behind matching décor panel, Siemens electric induction four ring hob with overhead extractor, inset chrome sink with grooved drainer and fitted Insinkerator system and chrome swan neck mixer tap. Peninsular overhanging breakfast bar with further range of fitted base units. Two UPVC double glazed windows from kitchen as well as a coated aluminium five door bi-folding run of doors opening out onto garden space from dining room with inset white plantation shutters. Further UPVC double glazed window to rear elevation. Skimmed walls and ceiling. Inset LED spotlighting. Attractive chrome and glass downlights over breakfast bar. Wood effect flooring with underfloor heating control.

First Floor

Landing

Accessed via full turn fully carpeted staircase in entrance hall. Excellent sized landing. UPVC double glazed window to front elevation with inset plantation shutters. Good

sized storage cupboard housing pressurised hot water cylinder and heating controls. Fully skimmed walls and ceiling. LED spotlighting. Fitted carpet. Fitted radiator. Heatmiser wall mounted thermostat control. Communicating doors through to all first floor rooms.

Master Suite Bedroom One 13'5" x 12'11" (4.10m x 3.95m)

Excellent sized double bedroom. UPVC double glazed windows to front elevation with inset plantation shutters. Skimmed walls and ceiling. LED spotlighting. Fitted carpet. Fitted radiator. Door opens through into master suite bathroom one.

Master Suite Bathroom One

Three piece suite in white comprising oversized walkin shower cubicle with wall mounted chrome shower control integrated wall mounted rain head shower and separate shower head fitting, oversized wall mounted wash hand basin with chrome mixer tap and low level dual flush WC. Large tiled splashback. Tiled floor. Tiled skirting. Skimmed walls and ceiling. Inset LED spotlighting. Extractor fan. UPVC double glazed opaque window to front elevation. Chrome wall mounted heated towel rail.

Bedroom Two 12'2" x 12'1" (3.71m x 3.70m)

Excellent double bedroom with guest suite. UPVC double glazed window to rear elevation with inset plantation shutters. Skimmed walls and ceiling. LED spotlighting. Fitted carpet. Fitted radiator.

Bedroom Three 12'2" x 9'7" (3.73m x 2.93m)

Excellent double bedroom. UPVC double glazed window to rear elevation with inset plantation shutters. Skimmed walls and ceiling. LED spotlighting. Fitted carpet. Fitted radiator.

Bathroom Two

Fully fitted family bathroom with four piece suite comprising inset shower cubical with integrated chrome shower head and shower head attachment, full length tiled panel bath with wall mounted mixer tap and shower head fitment, wall hung wash hand basin with chrome mixer tap and low level dual flush hidden cistern WC by Vitra. Matching tiled splashback. Tiled flooring. Tiled skirting. Oversized fitted mirror. Skimmed walls and ceiling. Inset LED spotlighting. UPVC double glazed opaque window to rear elevation. Wall mounted chrome electric heated towel rail.

Second Floor

Second Floor Landing

Accessed via quarter turn fully carpeted staircase from first floor landing to good sized 'L' shaped hallway with range of UPVC double glazed windows including UPVC double glazed Velux window with inset blind. Fully skimmed walls and ceilings. Inset LED spotlighting. Fitted Carpet. Fitted radiator. Communicating door though into bedrooms four and five.

Bedroom Four 12'5" x 11'5" (3.79m x 3.50m)

UPVC double glazed window to front elevation with inset plantation shutter. Skimmed walls and ceiling. LED fitted spotlighting. Fitted carpet. Fitted radiator. Doorway opens through into Jack and Jill bathroom three.

Bathroom Three

Attractive Jack and Jill bathroom with three piece suite in white comprising oversized

walk-in shower cubicle with sliding glazed shower door to wall mounted rainfall shower head and separate sleek shower head fitting, oversized wall mounted wash hand basin with chrome mixer tap and low level dual flush hidden cistern WC by Vitra. Large tiled splashbacks. Oversized mirror. Skimmed walls and ceiling. LED spotlighting. Tiled flooring. Chrome wall mounted towel rail. UPVC double glazed opaque window to side elevation. Tiled skirting.

Bedroom Five 15'0" x 9'2" (4.58m x 2.81m)

Another good sized double bedroom currently in use as a sitting room. UPVC double glazed window to front elevation to include plantation shutters. UPVC composite Velux window to eave with inset blind. Skimmed walls and ceiling. LED spotlighting. Access to loft via hatch. Fitted carpet. Fitted radiator. Built in storage cupboard.

Outside

The property is set back off the road via a lawned parcel with a patio laid path leading up to the front door. Off-road parking for multiple cars. Situated on an attractive corner plot, the property is private behind a built up rendered wall and close boarded fencing to rear with a pedestrian side gate to the side of the driveway. Flat and private garden predominantly laid to lawn. Patio laid parcel. Path surrounding garden. Outside electric socket points.

Double Garage

Excellent sized double garage set behind two aluminium up and over garage doors by Garador. Power and light. Plenty of eaves storage. Composite pedestrian side door leading out into garden. Multifunctional space.

Services

The property is serviced by mains gas, electric, water and drainage. Gas combination boiler house to utility wall. Underfloor heating to ground floor. Radiators to second two floors. An impressive nine years left on NHBC warranty.

Directions

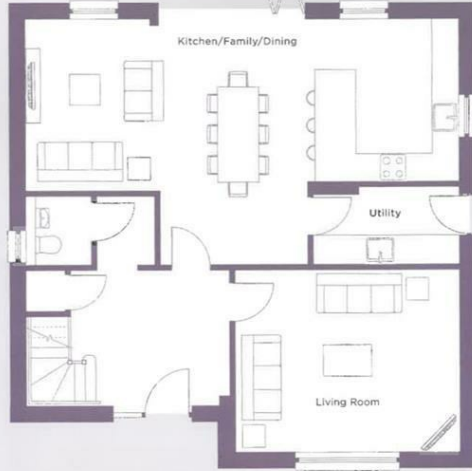
From Cardiff take the A48 road from Culverhouse Cross towards Cowbridge passing through the village of St. Nicolas and into Bonvilston. Take a right at Sycamore cross roads and then take a left into the Cottrell Gardens development. Take the first right and the property sits on the corner plot on your left hand side.





SECOND FLOOR

Bedroom 4 3.79m x 3.50m 12'5" x 11'5"
 Study/Bedroom 5 4.58m x 2.81m 15'0" x 9'2"
 RL Rooflight



GROUND FLOOR

Kitchen/Family/Dining 9.37m x 3.70m 30'8" x 12'1"
 Utility 3.15m x 1.68m 4'10" x 5'6"
 Living Room 4.85m x 3.93m 15'10" x 12'10"



FIRST FLOOR

Master Bedroom 4.10m x 3.95m 13'5" x 12'11"
 Bedroom 2 3.71m x 3.70m 12'2" x 12'1"
 Bedroom 3 3.73m x 2.93m 12'2" x 9'7"



Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

65 High Street, Cowbridge, CF71 7AF

359 Caerphilly Road, Cardiff, CF14 4QF

01446 771777 cowbridge@harrisbirt.co.uk

02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(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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