



Woodlands Corntown Road

Corntown, CF35 5BG

Price £575,000

HARRIS & BIRT



A charming detached cottage located within the popular village of Corntown. Accommodation briefly comprises entrance hall, sitting room, living/dining room, kitchen/breakfast room, utility room and WC to the ground floor. Upstairs offers master bedroom with en suite bathroom, a further three bedrooms and family bathroom. Outside enjoys the benefit of off road parking for several vehicles leading to the garage. Pretty lawned garden to the front and a spacious rear garden offering open countryside views.

The property is within easy walking distance of the village facilities in Ewenny including a village store & deli, Ewenny garden centre & coffee shop, a hairdressers and an individual clothing boutique. The well regarded Golden Mile Inn is a short walk away and the property falls within the catchment area for the highly rated Cowbridge School. The market town facilities of Cowbridge are within comfortable driving distance, as is access to the M4 motorway bringing major city centres within a commutable distance. The heritage coastline is some 4 miles to the west.

- Charming Detached Cottage
- Modern Fitted Kitchen
- Large Rear Garden
- Garage
- No Onward Chain
- Four Bedrooms
- Spacious Living/Dining Room
- Off Road Parking
- Picturesque Views to Front and Rear
- EPC Rating -D

Accommodation

Ground Floor

Entrance Hall

Entered via UPVC front door. Engineered wood flooring. Skimmed walls and ceiling. UPVC windows to front and side. Wooden hallway door with inset led lined glass.

Sitting Room 12'1" x 11'10" (3.69 x 3.61)

Engineered wood flooring. Skimmed walls. Skimmed and coved ceiling. Inset fireplace with wood burner on granite hearth. Pendant ceiling lighting and recess lighting. UPVC window to front garden.

Living/Dining Room 32'7" x 10'11" (9.95 x 3.34)

Partially fitted carpet and wooden parquet flooring. Skimmed walls. Skimmed and coved ceiling. Pendant ceiling lighting and inset ceiling spotlights. Fireplace with wood burner on slate hearth and wooden mantelpiece. UPVC sliding patio doors to rear terrace. UPVC window to front.

Kitchen/Breakfast Room 16'2" x 16'10" (4.93 x 5.15)

Tile effect vinyl flooring. Skimmed walls and ceiling. Mixture of pendant and inset ceiling spotlighting. Combination of wall and base units in white with black granite work surfaces. Integrated dishwasher, double oven and induction hob with extractor. UPVC French doors to rear terrace. UPVC window to the rear.

Utility

Tile effect vinyl flooring. UPVC panelling on walls. Base units with solid wood work tops. Ceramic sink

with drainer. Space undercounter for washing machine and dryer. UPVC door with inset glazing leading to rear garden. UPVC door to front garden.

WC

Tiled flooring. Partially tiled and skimmed walls. Low-level wc and wash hand basin. Pendant ceiling lighting.

First Floor

Landing

Fitted carpet. Skimmed walls. Coved and skimmed ceiling. Wall lighting. Stairs leading from ground floor. Decorative alcove. Lighting tube. Doors to all first floor rooms.

Master Bedroom One 10'8" x 27'5" (3.27 x 8.36)

Fitted carpet. Skimmed walls. Skimmed and coved ceiling. UPVC windows to rear of the property. Radiators.

Master Ensuite

Vinyl flooring. Tiled walls. Skimmed ceiling. Pendant ceiling lighting. Three piece suite in white comprising pedestal wash hand basin, low level w/c and panelled bath with shower fittings. UPVC window to side.

Bedroom Two 12'6" x 15'0" (3.83 x 4.58)

Wooden floorboards. Skimmed walls. Textured and coved ceiling. Pendant ceiling lighting. UPVC window to front.

Bedroom Three 12'6" x 12'0" (3.83 x 3.67)

Fitted carpet. Skimmed walls and skimmed ceiling. UPVC windows to the front. Radiator.

Bedroom Four 8'9" x 11'5" (2.68 x 3.49)

Wooden floorboards. Textured walls. Textured and coved ceiling. Pendant ceiling lighting. UPVC window to side. Recessed storage.

Family Bathroom

Wood effect vinyl flooring. Partially tiled and skimmed walls. Skimmed ceiling. Pendant ceiling light. UPVC window to side. Three-piece suite in white comprising of low-level WC, wash hand basin and panel bath with shower fitment. Heated towel rail.

Garage 29'4" x 9'7" (8.95 x 2.93)

Concrete block construction. Manual up and over door to front. Electric and lighting. Pedestrian access to rear.

Outside

To the front of the property there is off road driveway parking laid to red brick paviour. Stone walled front garden laid predominantly to lawn with dwarf hedge. To the rear garden there is a patioed area leading up to large garden laid to lawn with a number of mature trees and shrubs. Pedestrian access to garage.

Services

The property is serviced by mains electric, gas, water and drainage.

Directions

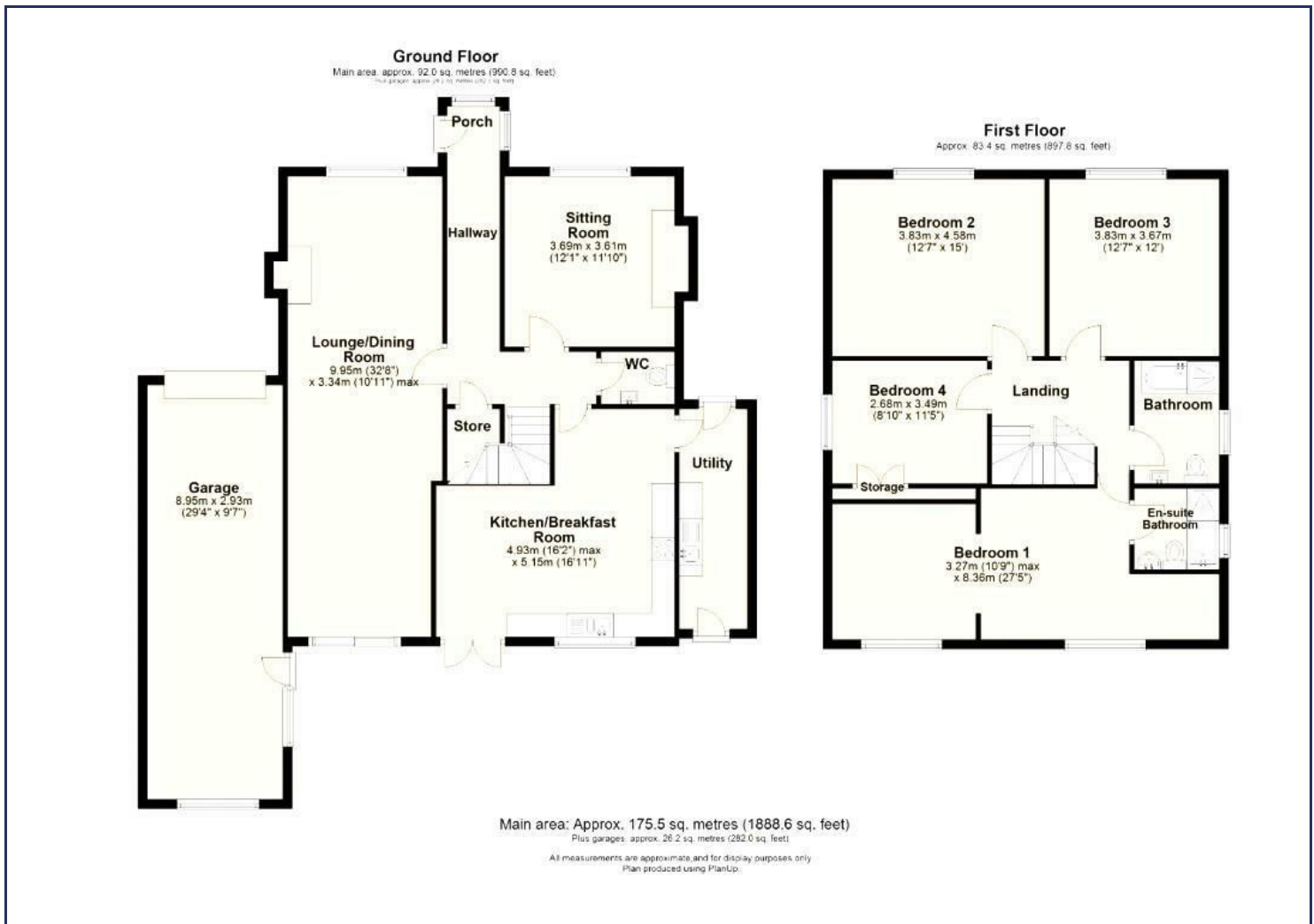
From Cowbridge take the main A48 road towards Bridgend and at the bottom of Crack Hill turn left by the Golden Well Chinese Restaurant signposted Corntown and Ewenny. Travel down the lane entering into the village of Corntown. The property is located a short way on your left hand side indicated by our Harris and Birt sign.











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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			81
(69-80) C			
(55-68) D		59	
(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	

