



Bryn Eglwys

Monknash, CF71 7QQ

Price £775,000

HARRIS & BIRT



An excellent opportunity to purchase this unique, well presented five bedroom detached property situated within a delightfully rural village with lanes winding down to the heritage coastline and surrounded by open countryside. The accommodation briefly comprises; entrance hall, utility room, WC, kitchen, dining room, living room, sitting room and a conservatory to the ground floor. To the first floor are five bedrooms with the master benefitting from an en suite and balcony, and a family bathroom. The property benefits from off road parking to the rear and a detached garage. An attractive, private and secluded garden to the rear and far reaching sea and countryside views beyond.

Monknash is a tiny hamlet centred around the quaint village pub, The Plough and Harrow. Within walking distance is the slightly larger village of Broughton with the local facilities of the village of Wick a short way further on. The market town of Cowbridge and Llantwit Major are within easy driving distance provide and extensive range of facilities including a wide range of shops both national and local, library, health centre, sporting and recreational facilities etc. Major centres within comfortable commuting distance include the capital city of Cardiff, Bridgend, Swansea etc. A pretty character Cottage.

- Detached Character Property
- Three Reception Rooms
- Balcony off The Master Bedroom
- Secluded Rear Garden
- Easy Access To The Heritage Coastline
- Five Bedrooms
- Spacious & Versatile Living Accommodation
- Far Reaching Views to the Sea & Countryside Beyond
- Detached Garage
- EPC - E

Accommodation

Ground Floor

Entrance 6'8 x 11'3 (2.03m x 3.43m)

The property is entered via part decorative glazed front door into main hall. Quarry tiled flooring. Radiator. Pendant ceiling light. Archway to inner hallway. Fitted carpet. Understairs storage cupboard.

Utility Room 9'11 x 10'3 (3.02m x 3.12m)

Large window overlooking front. Laminate worksurfaces with inset Belfast sink with mixer tap and tiled splashbacks. Space for undercounter washing machine and tumble dryer. Recessed larder cupboard. Continuation of quarry tiled flooring. LG American style fridge freezer to remain. Radiator. Pendant ceiling light. Door to WC.

WC 3'7 x 7'4 (1.09m x 2.24m)

Low level WC. Wall mounted wash hand basin with tiled splashback. Obscure glazed window to side. Quarry tiled flooring. Cupboard housing Vaillant gas combination boiler installed circa 2019. Radiator. Pendant ceiling light.

Kitchen 20'5 x 15'2 (6.22m x 4.62m)

Traditional farm house kitchen with features to include: range of wall and base units ;with wood effect worktops and tiled splashbacks. Inset Belfast sink with curved mixer tap and draining grooves. Cuisinemaster range cooker with double ovens and grill, five ring gas hob and warming plate. Space for undercounter fridge/freezer. Space for undercounter dishwasher. Further fitted pine storage unit with pine worktop and cupboards. Space for table and chairs. Quarry tiled flooring. Window overlooking front. Two further windows to side overlooking open countryside and fields beyond. Radiators. Ceiling spotlights and wall lights. Step up to dining room.

Dining Room 10'6 x 13'4 (3.20m x 4.06m)

Window to side overlooking fields. Part glazed door to rear garden. Door to living room. Fitted carpet. Radiator. Pendant ceiling light.

Living Room 13'8 x 17'3 (4.17m x 5.26m)

Large window overlooking the rear garden. Feature fireplace containing coal effect gas fire set on tiled hearth with decorative surround. Fitted carpet. Radiator. Wall lights.

Sitting Room 12'8 x 17'3 (3.86m x 5.26m)

Window overlooking the rear garden. Feature fireplace containing coal effect gas fire on tiled hearth with decorative surround. Decorative wood panelled walls. Fitted carpet. Radiator with cover. Ceiling spotlights and wall lights.

Sun Room 10'8 x 10'0 (3.25m x 3.05m)

Glazed to all sides set on dwarf wall. Door to rear patio. Polycarbonate roof with window opening. Quarry tiled flooring. Radiator. Wall lights.

Inner Hall

Fitted carpet. Radiator. Pendant ceiling light. Stairs to first floor landing.

First Floor

Landing

Stairs leading up from ground floor to first floor landing. Fitted carpet. Radiator. Pendant ceiling light. Loft access hatch. Opening leading to rear hallway with second loft access hatch and recessed storage cupboard.

Master Suite Bedroom One 10'11 x 17'3 (3.33m x 5.26m)

Window overlooking rear garden. Double doors out onto balcony offering wonderful open countryside and sea views. Fitted wardrobes. Fitted carpet. Radiator. Pendant ceiling light. Part exposed stone wall. Door to;

Master Suite Bathroom One 5'7 x 7'3 (1.70m x 2.21m)

Corner shower cubicle containing Triton electric shower. Low level dual flush WC. Vanity unit with inset sink, waterfall mixer tap and storage underneath. Fully tiled walls. Wood effect vinyl flooring. Large window overlooking garden. Vertical heated towel rail. Pendant ceiling light. Extractor fan.

Bedroom Two 12'8 x 10'7 (3.86m x 3.23m)

Large window overlooking garden. Fitted carpet. Radiator. Pendant ceiling light.

Bathroom 9'10 x 6'7 (3.00m x 2.01m)

Three piece suite in white comprising panelled bath with waterfall mixer tap. Low level WC. Vanity unit with inset sink and waterfall mixer tap. Shower cubicle containing Mira electric shower. Window overlooking side. Wood effect vinyl flooring. Vertical heated towel rail. Part tiled walls. Pendant ceiling light. Extractor fan.

Bedroom Three 9'2 x 11'2 (2.79m x 3.40m)

Window overlooking front. Fitted double wardrobes. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Four 10'0 x 7'0 (3.05m x 2.13m)

Window overlooking front. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Five 10'0 x 11'2 (3.05m x 3.40m)

Currently in use as a study. Window overlooking front. Full width fitted book shelves with storage below. Fitted carpet. Radiator. Pendant ceiling light.

Outside

The front of the property is accessed via pedestrian gate into front garden. Flagstone path leading to front door. Stone wall boundaries and pretty planted borders. Gated side access to rear garden. Sizable patio area with steps leading up to a spacious level area of lawn with dry stone wall and hedge boundaries. Vegetable patch with green house. Path leading to resin laid driveway. Double wrought iron security gates. Detached double garage with electric door, light and power. Wooden storage shed with lights and power.

Services & Tenure

Mains gas, electric and water. Cesspit drainage. Freehold.

Directions

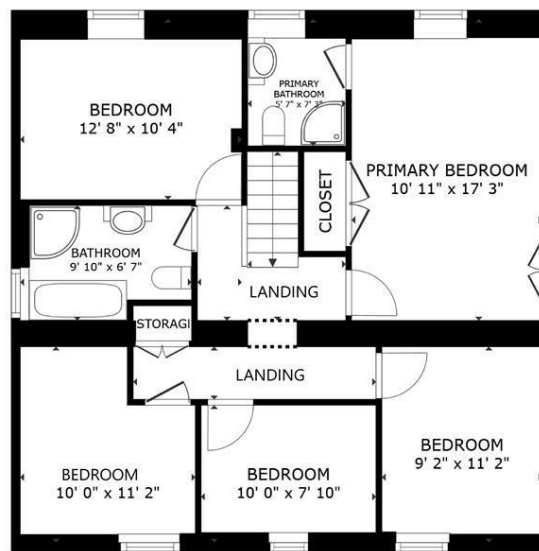
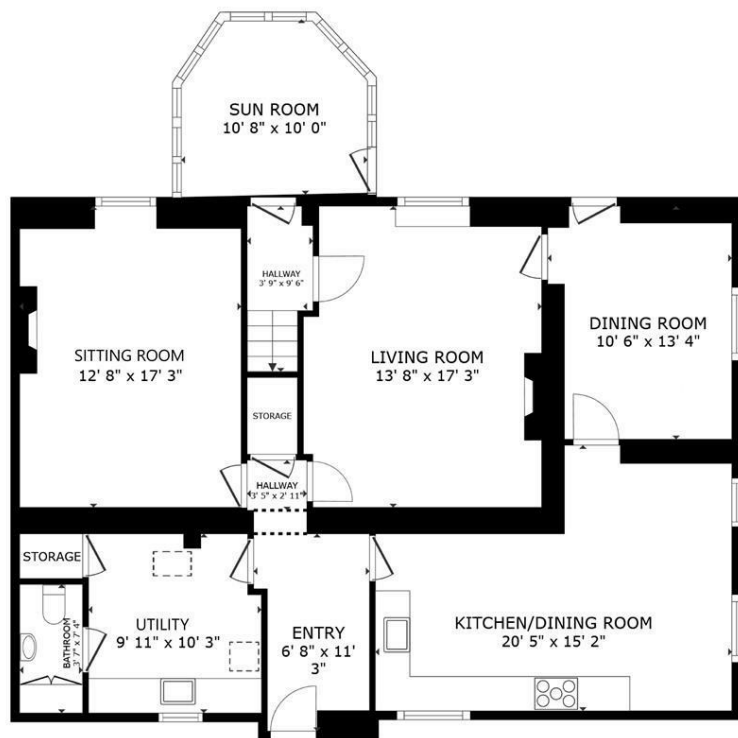
From our offices at 65 High Street, Cowbridge, turn right and go down the High Street into Westgate and at the end turn left onto the Llantwit Major Road. At the first roundabout on the entrance onto the Llantwit Major bypass turn right signposted Wick. Go past the crossroads with the left turn signposted to St Donats Art Centre and about half a mile further on turn left signposted Marcross and Broughton. Almost immediately turn right. Keep left in Broughton and at the T-junction turn left. Follow the road up past the turning for the Plough & Harrow and passing the bus stop on your right and the property is a short way on your right.











HARRIS & BIRT
 CHARTERED SURVEYORS &
 ESTATE AGENTS

GROSS INTERNAL AREA
 FLOOR 1 1,278 sq.ft. FLOOR 2 891 sq.ft.
 TOTAL: 2,169 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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