



6 Village Farm

Bonvilston, Cardiff, CF5 6TY

Price £785,000

HARRIS & BIRT



An excellent opportunity to purchase this five bedroom, executive, detached home. Situated in the idyllic location within the popular Village Farm development in Bonvilston. The property is located in a semi-rural spot across the countryside just a short drive to Cowbridge and all its amenities as well as Culverhouse Cross and Cardiff on its doorstep. The accommodation briefly comprises; entrance hallway, kitchen/breakfast room, utility, WC, open plan living/dining room, orangery, study and living room to ground floor. To the first floor are five double bedrooms with principal en suite and attractive family bathroom. The outside is well maintained and well landscaped private gardens. Plenty of off road parking and detached double garage.

The facilities in Bonvilston include parish church, Red Lion pub, village hall (known as the Bonvilston Reading Rooms) and village shop. Just down the road is Cottrell Park Golf Club with two eighteen hole golf courses. The village lies mid way between the capital of Cardiff and the market town of Cowbridge. In Cowbridge can be found an excellent range of local facilities including schooling of excellent reputation (Bonvilston is in catchment for Cowbridge's highly regarded secondary school), a wide range of shops both local and national, library, health centre, sporting and recreational facilities including leisure centre, rugby club, golf club, cricket club, tennis club etc. 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.

- Attractive Detached Property
- Open Plan Sitting/Dining Room Through Orangery
- Double Garage & Off Road Parking
- Excellent School Catchment Area
- Five Good Sized Bedrooms
- Four Reception Rooms
- Pretty Front & Rear Gardens
- EPC - C

Accommodation

Ground Floor

Entrance Hallway

An open entrance vestibule looking up to galleried landing with composite front door with inset opaque glazed vision panels to either elevation. Fully skimmed walls. Coved and skimmed ceiling. Large form tiled flooring throughout the entrance hall. Fitted double radiator. Quarter turn staircase leading up to first floor landing. Good space for understairs storage. Oak glazed door opens through into kitchen/breakfast room.

Kitchen/Breakfast Room 19'4 x 12'0 (5.89m x 3.66m)

Modern stylish recently fitted 'Sheraton' kitchen including a wide range of base and wall mounted units incorporating stainless steel sink and grooved drainer by 'Franke' and curved mixer tap. Further features include eyeline 'Neff' microwave and eyeline 'Neff' electric fan oven. Integrated fridge/freezer behind matching decor panel. Integrated 'Bosch' dishwasher behind matching decor panel. Four ring 'Neff' induction hob. Over head extractor. Quartz effect worksurface with matching splashback and upstand. White metro tiled splashbacks. Range of UPVC double glazed windows to rear elevation overlooking the pretty gardens beyond. Fully skimmed walls. Coved and skimmed ceilings. Chrome LED spotlighting. Matching form tiled flooring. Fitted radiator. Plenty of space for table and chairs or currently in-situ an American style fridge/freezer. Oak doorway opens through into:

Utility Room 8'5 x 8'8 (2.57m x 2.64m)

Further range of fitted wall and base units in a matching style. Mottle effect worksurface with a metro tiled splashback. Stainless steel sink and drainer with a chrome stainless steel mixer tap. Composite rear door with inset vision panel. UPVC double glazed window to rear elevation. Skimmed walls and ceiling. Tiled flooring to match kitchen. 'Worcester' condensing boiler housed to wall. Doorway opens through into WC/cloaks.

Cloakroom 2'10 x 8'3 (0.86m x 2.51m)

Good sized suite comprising low level dual flush hidden cistern WC and wash hand basin set into a dove grey vanity unit. Whit metro tiled splashback. Skimmed walls and ceiling. Tiled flooring. Fitted radiator. UPVC opaque window to side elevation.

Sitting/Dining Room

Open plan L shaped dining/sitting room that provides a focal point to the home on the south elevation. Feature Bath stone fireplace. Log burning stove by 'Jotul'. UPVC double glazed window to rear elevation allowing plenty of natural light. Wood effect flooring. Coved and skimmed ceiling. Double radiator. Double door run of bi-folding doors. Opens through into orangery.

Orangery 19'4 x 13'2 (5.89m x 4.01m)

An attractive garden room to rear in an Amdega style with a UPVC finish sat on a double skin dwarf wall. Glass pitched roof ceiling. Range of fitted UPVC double glazed windows to all elevations. Fully double glazed patio doors opening out onto rear garden. Tiled flooring. Power and light.

Office/Study 11'10 x 7'5 (3.61m x 2.26m)

UPVC bowed window to front elevation. Fully skimmed walls. Coved and skimmed ceiling. Dove grey tiled flooring. Fitted radiator. Range of built in office furniture to remain.

Living Room 19'2 x 17'5 (5.84m x 5.31m)

Attractive and spacious principal reception space with UPVC double glazed bow window to front elevation. Fully skimmed walls with inset media wall and underset electric log effect burning fire. Inset wall light. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted double radiator. Chrome fitted wall lights.

First Floor

Landing

Accessed via full turn staircase to open landing. UPVC double glazed window to front elevation. Skimmed walls. Coved and skimmed ceiling. Attractive chrome light fittings. Fitted carpet. Access to loft via hatch. Good sized built in airing cupboard with open shelving. Communicating doors to all first floor rooms.

Master Suite Bedroom One 15'0 x 14'5 (4.57m x 4.39m)

An excellent sized principal bedroom. UPVC double glazed window to front elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Six door run of floor to ceiling fitted wardrobes. Further range of fitted bedroom furniture. Attractive modern light fitting. Doorway opens through into;

Master Suite Bathroom One 16'5 x 8'4 (5.00m x 2.54m)

Five piece suite in white by 'Villeroy and Boch' comprising tiled panelled bath with chrome mixer tap. Oversized walk in shower cubicle with integrated chrome shower and shower head attachment behind a glazed and chrome shower screen. Fitted bidet and low level dual flush hidden cistern WC and wash hand basin set into an attractive vanity unit with inset LED spotlights. Fully tiled walls. Slate effect quarry tiled flooring. UPVC double glazed opaque window. Range of chrome spotlights. Wall mounted heated towel rail. Built in storage housing hot water tank and open shelving.

Bedroom Two 12'6 x 12'3 (3.81m x 3.73m)

Good sized double bedroom with UPVC double glazed window to front elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Six door run of floor to ceiling fitted wardrobes.

Bedroom Three 12'7 x 10'7 (3.84m x 3.23m)

UPVC double glazed window to rear elevation overlooking pretty gardens. Four door run of floor to ceiling fitted windows. Skimmed walls. Coved and skimmed ceiling. Attractive light fitting. Fitted carpet. Fitted radiator.

Bedroom Four 11'3 x 10'7 (3.43m x 3.23m)

Fourth double bedroom. UPVC double glazed window to front elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Four door run of floor to ceiling fitted wardrobes.

Bedroom Five 10'8 x 8'4 (3.25m x 2.54m)

Fifth double bedroom. UPVC double glazed window to rear elevation. Skimmed walls. Coved and skimmed ceiling. Attractive chrome light fitting. Fitted carpet. Fitted radiator.

Bathroom Two 9'8 x 8'4 (2.95m x 2.54m)

Luxury suite to include low level WC. Vanity unit containing wash hand basin. Panelled bath and fitted shower cubicle with rainfall shower and hand held shower head. Inset LED spotlighting. Extractor fan. Wall mounted heated towel rail. Fully tiled walls and flooring. UPVC obscure glazed window to rear elevation.

Gardens & Grounds

The property sits in a sizeable plot with mature hedgerow to front elevation. Set back from the road via a parcel of lawn and tarmacadam laid driveway. Plenty of parking for numerous vehicles. Private and peaceful rear gardens that are immaculately presented and mainly laid to lawn. Shrubbery and mature foliage. Two paved patio areas facing in the south westerly direction. Boundary fence gated and access to driveway and double garage. Outside tap. Plenty of external lighting.

Double Garage

Large detached garage with electric door. Pedestrian access via door to side. Double glazed window as well as window to rear. Light and power. Water supply. Storage to eaves. Access to tarmacadam laid driveway.

Services

All mains services connected.

Directions

From our offices at 65 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. Number 6 is on the right hand side, feel free to park on the drive.













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ESTATE AGENTS

GROSS INTERNAL AREA
FLOOR 1: 1648 sq ft, FLOOR 2: 1314 sq ft
TOTAL: 2962 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



HARRIS & BIRT

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