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19 Parklands
Corntown, The Vale of
Glamorgan , CF35 5BE

19 Parklands

Asking price **£475,000**

Offered to the market for the first time in over 50 years, this four bedroom detached family home is situated in a highly regarded location and has potential for extension subject to relevant planning permission.

Four bedroom detached family home

First time to market in over 50 years

Potential to extend as many neighbours have done so, Subject to planning permission

Two reception rooms plus conservatory extension

Kitchen/room, utility room, ground floor shower room and integral garage

Four bedrooms to 1st floor and family bathroom

Highly sought-after location with excellent commuting options

Off-road parking. Landscape Gardens to front side and rear

Viewings highly recommended





Situated in the highly regarded Parklands development, within Corntown village, lies this four bedroom detached family home. It is Offered the market for the first time in over 50 years and it being sold with vacant possession and no ongoing chain. The property has been well maintained but is in need of some decorative updating, it holds potential to extend and remodel as many neighbouring properties have done so.

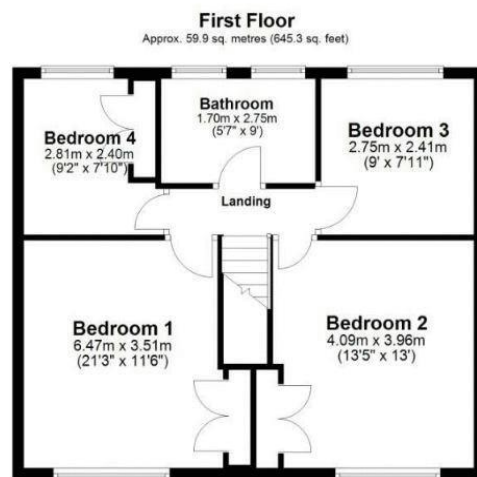
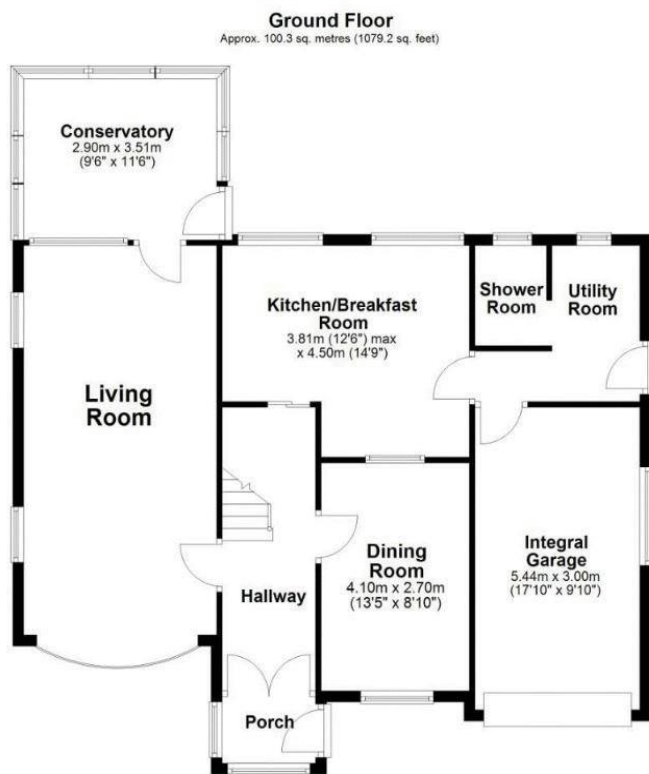
Currently, the accommodation comprises of an ENTRANCE PORCH with windows to front and side. Ceramic tiled flooring plus tongue and groove ceiling. Glazed double doors lead into the inner HALLWAY which has an open tread staircase rising to the first floor accommodation. Parquet wood block flooring continues into the two reception rooms. The Triple aspect LOUNGE is a light and airy room with bow window to front, two windows to side flanking a dressed stone fireplace, with a wooden mantle and display shelving. A

picture window plus glazed door at the rear leads into the CONSERVATORY extension. This UPVC double glazed conservatory has a pitched polycarbonate roof with central light/fan point, plus fitted blinds. The room has ceramic tiled flooring plus fitted radiator, making it a usable space throughout the year. The DINING ROOM with window to front has a serving hatch into the kitchen.

The KITCHEN/BREAKFAST ROOM has two windows to rear and a fitted range of base, wall mounted and larder units with ceramic tiled worksurfaces. Space for freestanding electric cooker and fridge/freezer. Ceramic tiled flooring continues via a glass panel door, into the side HALL/UTILITY ROOM. With door to side and window to rear, Belfast sink unit with storage below plus space and plumbing for white goods. Off the utility room is a ground floor SHOWER ROOM/WC housing a white three piece suite including shower enclosure with main shower fitted and ceramic tiling to floor and walls. Access from the side

hall into an integral SINGLE GARAGE with up and over door to front and window to side, it benefits from power and lighting and houses a modern Worcester gas fired combination boiler. The first floor landing with loft inspection point, gives access to the bedroom accommodation. BEDROOM ONE and BEDROOM TWO are both generous size double bedrooms located at the front of the property both benefit from double doors into wardrobe cupboard space. BEDROOM THREE and BEDROOM FOUR are located at the rear of the house, bedroom three has double doors into a wardrobe cupboard. The bedrooms flank the FAMILY BATHROOM which has two windows to rear, it has a white three-piece suite including panel bath with mixer tap/shower attachment over and full ceramic tile flooring to floor and walls.

Outside to the front of the property is a brick paviour driveway offering parking space for several vehicles ahead and to the side of the garage. The brick paviour continues under a covered walkway leading to the front door. To the front and side of the house is a lawned garden bordered by mature privet and laurel hedgerow. To the rear is an enclosed garden extensively paved with patio and pathways with well-stocked shrub and flower borders, the garden is boarded by block walling and overlap wood fencing.



Total area: approx. 160.2 sq. metres (1724.5 sq. feet)





Directions

From Cowbridge travel West along the A48 towards Bridgend. At the bottom of crack Hill turn left signposted Ogmore By Sea. Continue into Corntown village, Passing the pond on your left-hand side. Turn left into Parklands, Number 19 is the first property on the left-hand side.

What3words: Cloud.Call.Reds

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band F
EPC Rating D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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