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4 Court Close
Bonvilston,
The Vale of Glamorgan,
CF5 6FX

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Asking price **£499,999**

Recently built and beautifully presented detached four bedroom family home including several valuable upgrades with walking access to Bonvilston village and Cottrell Park golf course and easy commuting access to Cardiff city centre.

Immaculately presented and upgraded detached family house.

Entrance hallway with storage cupboards and cloakroom/ WC, front living room, rear Sigma 3 fitted kitchen with extensive range of integrated appliances incorporating open-plan dining and sitting space

Principal bedroom with en-suite, three further bedrooms, one fitted as a dressing room, en-suite shower room and family bathroom.

Professionally landscaped front and rear gardens.

Walking access to village amenities.

Easy driving access to Cardiff city centre and the popular country town of Cowbridge.





Recently built and beautifully presented detached four bedroom family home including several valuable upgrades within walking access to Bonvilston village and Cottrell Park golf course and easy commuting access to Cardiff city centre.

Bonvilston is located mid-way between the city of Cardiff and the historic country town of Cowbridge, surrounded by rolling Vale of Glamorgan countryside. The village itself includes a public house and local shop.

Standard finishes include underfloor heating to ground floor, hard floor finished and fitted carpets, aluminium gutters and down pipes, powder coated aluminium double glazed windows and stair lighting. 10 year build-zone structural warranty (2022). Upgrades included in the sale include professionally landscaped front and rear gardens, Abode fitted blinds, (electrically operated blinds to first floor), Fastfire digital alarm system, Hik Vision 4k CCTV camera to front, Unity UBI QUITI doorbell, Mi Energy car charger (non-tethered) - solar compatible.

Modern composite door to HALLWAY, timber effect flooring, solid oak, spindled half turn staircase to first floor with feature modern chandelier style pendant light over to remain. Built-in cupboards. CLOAKROOM, contemporary white low-level WC and wash hand basin with fitted mirror, tiled floor, frosted double glazed window, electric heated towel rail.

Front LOUNGE, matching timber effect flooring, pendant light and full length, powder coated aluminium window to front garden. Delightful open-plan, Sigma 3 KITCHEN with DINING and SITTING AREA, double glazed window and french doors to private rear garden, matching timber effect floor, extensive range of modern, graphite base and wall cupboards with white quartz worktops and splashbacks, inset stainless steel sink and integrated appliances including fridge, freezer, double oven, induction hob, extractor and dishwasher, double glazed window to side elevation. UTILITY ROOM, space and plumbing for washing machine and tumble dryer with white worktop and fitted double cupboard containing

Worcester mains gas boiler. Composite door with double glazed panel to side driveway.

LANDING, loft hatch, large airing cupboard containing pressurised hot water cylinder tank. PRINCIPAL BEDROOM, double glazed french doors and glazed Juliet balcony overlooking rear garden and fields to the rear (which may be subject to future development) and views beyond to the Cottrell Park golf course. EN-SUITE SHOWER ROOM, large, fully tiled double shower with glazed entry door, fixed head and hand-held shower attachments, low level WC and wash-hand basin, frosted double glazed window, fitted mirror and heated towel rail. BEDROOM TWO, currently used as a study with double glazed window to rear elevation. BEDROOM THREE, a smaller double with aspect to front garden. BEDROOM FOUR, again, a double room, fitted as a dressing room with extensive open-fronted wardrobes

double glazed French doors to glazed Juliet balcony. Principal BATHROOM, white suite including bath with glazed shower screen and shower attachment, low-level WC and wash hand basin, white shelf, fitted mirror and frosted double glazed window, part tiled to walls, tiled floor and electric heated towel rail.

Front garden has been hard landscaped with a porcelain tiled pathway to front door, mixed shrubbery and Griselinia hedge to boundary. A lengthy tarmacademed driveway provides parking for three cars with access to single GARAGE with electric up and over door and pedestrian door to rear garden. The rear garden has been professionally hard landscaped with porcelain tiled sitting areas and pergola, lawn and well-stocked raised borders with mixed shrubbery, plants and olive tree. A gravelled barbeque area lies to the rear of the garage.





Directions

From our Cowbridge offices travel in an easterly direction up the High Street and through the traffic lights filtering onto the A48 heading towards Cardiff. Travel through Bonvilston. Turn left at the traffic lights before reaching St Nicholas and Cottrell Gardens Development can be found on your left hand side adjacent to Cottrell Park Golf Resort. Turn into to development and take the first left where No.4 Court Close will be indicated by our For Sale board.

Tenure

Freehold

Services

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

Viewing strictly by
appointment through
Herbert R Thomas

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59 High Street, Cowbridge, Vale of
Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



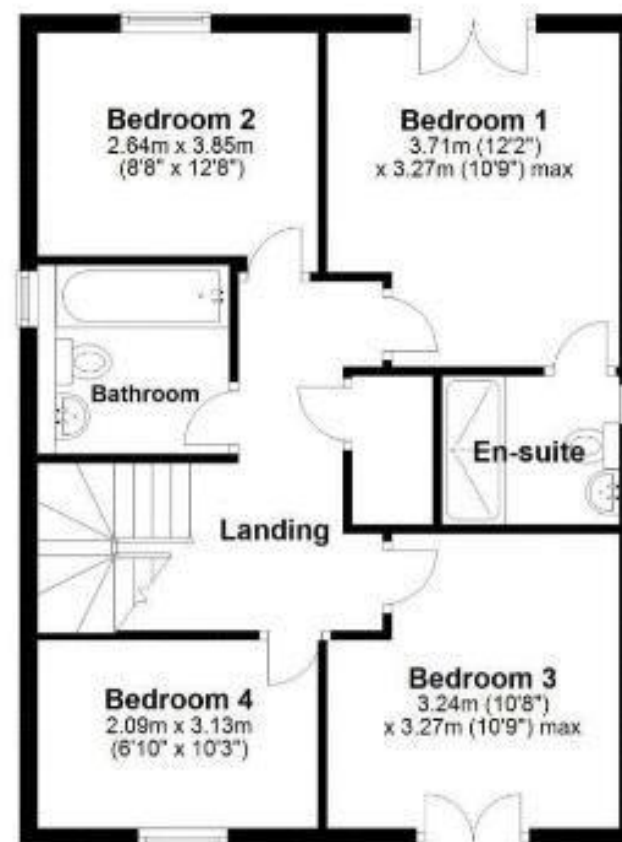
Ground Floor

Approx. 73.0 sq. metres (786.1 sq. feet)



First Floor

Approx. 57.3 sq. metres (616.2 sq. feet)



Total area: approx. 130.3 sq. metres (1402.4 sq. feet)

