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'Linroy', Stoney Lane
Corntown, Vale of Glamorgan,
CF35 5AL

Linroy Stoney Lane

Asking price **£585,000**

A very well presented, detached bungalow of good proportions sat in approx 0.3 acre plot, located at the top of Stony Lane, within easy walking distance of the village's amenities, countryside walks and heritage coastline.

Early viewing is a must.

UPVC double glazing throughout

quality hardwood flooring and doors

Stunning elevated views over the Vale and Bridgend Valley

Sat in a generous plot of approx 0.3 acres

Well balanced accommodation comprising 4 reception rooms, 4 bedrooms, 2 bathrooms and large kitchen/breakfast room

Gated front entrance to sizeable driveway, detached double garage, workshop and landscaped front garden

Large rear garden made up of a generous paved seating area, heated swimming pool and lower lawn





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Part glazed composite entrance door through to L-shaped HALL, (15'5" x 15'9" max), hardwood floor, multiple pendant ceiling lights. Bay fronted SITTING ROOM, (21'6" x 13'), hardwood floor continues, central ceiling light and large bay window overlooking walled front garden. KITCHEN, (14'4" x 11'8"), slate tile floor, wall and base mounted units with brushed chrome handles, granite worksurface, travertine tiled splashback, ceramic Belfast sink and macerator, provision for plumbed white goods, double Britannia oven, gas hob with extractor above and two windows overlooking rear garden and elevated views over the Vale. DINING ROOM, (15'6" x 12'4"), hardwood floor, central ceiling lights and marble hearth and surround, inset gas fireplace with decorative timber mantle, large

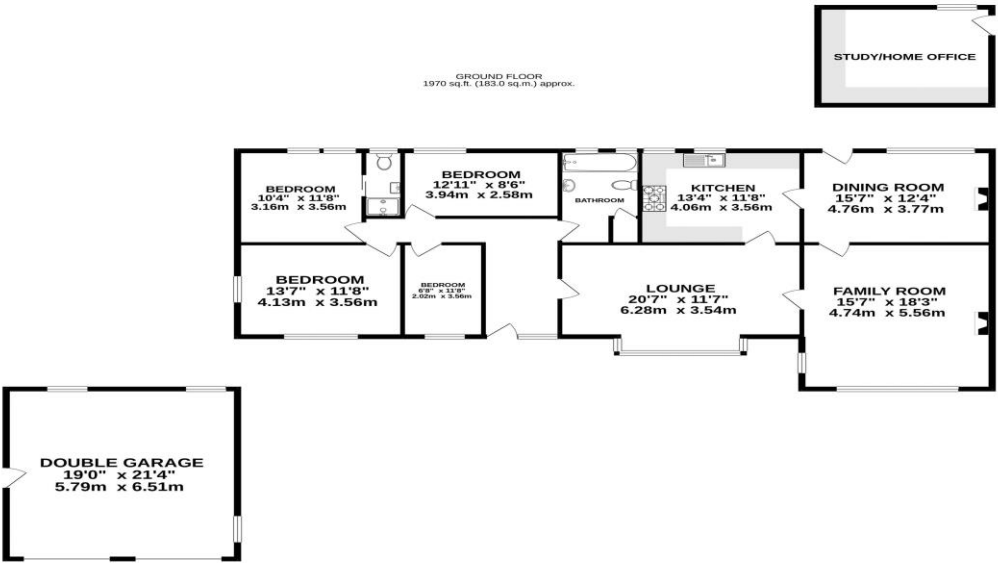
window overlooking back garden with far reaching views, additional frosted glazed rear door with steps out to the garden. FAMILY ROOM, (18'3" x 15'6"), solid wood floor, two sets of ceiling lights, marble fireplace surround and mantle with inset gas fire, dual aspect window to side and front elevations.

BEDROOM 1, (10'4" x 11'6"), fully carpeted, pendant ceiling lights and two large windows to rear garden with far reaching scenic views. EN-SUITE SHOWER ROOM, (2'6" x 8'4"), ceramic tiled floor, low-level modern WC, wall mounted wash hand basin, vanity unit below and 'mains fed' shower and enclosure. BEDROOM 2, (13'6" x 11'7), hardwood floor, pendant ceiling light and fan, dual aspect with windows to front and side elevation. BEDROOM 3, (12'9" x 8'5"), hardwood floor continues, central ceiling light, large window overlooking back garden with lovely views beyond. BEDROOM 4, (11'7" x 6'6"), modern floor, pendant ceiling light, large window overlooking the front garden. Family BATHROOM, (6'6" x 11'8"), ceramic tiled floor, fully tiled walls, 'Heritage'

bathroom suite comprising pedestal wash hand basin, low-level WC and separate bath with 'mains fed' shower over, 2 frosted glazed windows to the rear elevation and a separate storage cupboard with shelving inside. External frosted glazed lockable door through to undercroft STUDY, (14'2" x 12'3"), fully carpeted, ceiling mounted strip light and window to rear. Gated access from both sides lead to the landscaped rear garden made up of a graduating lawn, raised paved seating area/terrace overlooking the heated outdoor pool, timber pool house with panoramic views over the surrounding villages, towns and countryside.

The front of the properties is accessed via large metal double gates or a separate pedestrian gate. A concrete driveway for up to 5 cars runs alongside the large landscaped lawns, raised shrub beds and additional DOUBLE GARAGE, (19' x 21'5"), level concrete floor, two independent manually operated doors, dual aspect with two windows to rear elevation and one to side, water, lighting and electric present, lockable frosted glazed door to WORKSHOP, (4'8" x 11'6"), level concrete floor, power and light and timber lockable door to rear garden.

BASEMENT
176 sq.ft. (16.3 sq.m.) approx.



TOTAL FLOOR AREA : 2146 sq.ft. (199.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Directions

From our Cowbridge Offices travel in a westerly direction up the high street filtering onto the A48 heading towards Bridgend. Follow the road down Crack Hill bearing left and follow this road into Corntown. Take the 4th turning left onto Stony Lane, proceed to the top taking the bend right where 'Linroy' will be the first property on your right hand side as indicated by our for sale board.

Tenure

Freehold

Services

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

Energy performance certificate (EPC)

LINROY STONY LANE CORNTOWN CF35 9AL		Energy rating B
Valid until 5 April 2031	Certificate number 0000-2406-0040-2409-4691	

Property type
Detached bungalow

Total floor area
156 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Viewing strictly by
appointment through
Herbert R Thomas

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