



Woodlands, Corntown Road
CF35 5BG

Watts
& Morgan



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Guide Price ** £625,000 - £650,000

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

**** GUIDE PRICE £595,000 - £610,000****

Offering to the market an impressive four bedroom detached property situated in a sought after location of Corntown. In an idyllic location with beautiful front views over Ewenny Priory and countryside views to the rear. Being sold with no onward chain. Accommodation comprises of porch, entrance hall, spacious living room, sitting room, open plan kitchen/dining room, utility and WC/cloakroom. First floor landing, main bedroom with sitting and dressing area and ensuite bathroom, three further double bedrooms and family bathroom. Externally enjoying a private driveway, single garage and a generous rear garden. EPC Rating "D". Chain Free.

Directions

* Cowbridge - 5.4 Miles * Ogmore by sea- 4.0 Miles *
Bridgend - 2.8 Miles * Cardiff - 22.0 Miles

Your local office: Bridgend

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Summary of Accommodation

SITUATION

The village of Corntown is a popular residential area on the fringe of the Vale of Glamorgan, being approximately one mile from the A48 trunk road which provides convenient access for commuting to the City of Cardiff (some 17 miles) or the town of Bridgend (some 4 miles) or via junctions 35 and 37 of the M4 motorway for commuting to other major commercial centres in the region. A reputable Public House and restaurant 'Golden Mile Inn' is the hub of the village. The adjoining village of Ewenny includes a church and local post office. Cardiff Wales Airport is within a twenty minute drive. There is a main line railway station at Bridgend providing direct access to Cardiff and London. Corntown is in the catchment area for the well regarded Cowbridge Comprehensive School.

GROUND FLOOR

Accessed via a uPVC front door leading into the entrance porch with two windows to the front and laminate flooring. Internal door leads into the hallway. Off the hallway is a carpeted staircase rising to the first floor and a spacious under-stairs storage cupboard.

The main living room is a superb sized reception room half with original parquet woodblock flooring and windows overlooking the front. There is an open chimney with wood burner fitted on a slate hearth while the remainder has carpeted flooring and sliding doors opening out onto the rear garden.

The sitting room is a great size second reception room with laminate flooring, central feature wood burner set on a slate hearth and windows overlooking the front. The downstairs cloakroom has been fitted with a 2-piece suite comprising of a WC and a wash-hand basin with partly tiled walls and tiled flooring.

To the rear of the property is the open plan kitchen/dining room with tiled flooring, windows overlooking the rear with beautiful views over the countryside behind and French doors opening out onto the rear garden. The kitchen has been fitted with a range of coordinating high gloss wall and base units and complementary granite work surfaces over with glass splashbacks and recessed spotlighting. Integrated appliances to remain include 'Bosch' eye-level oven and grill, 4-ring induction hob and extractor fan, under-counter fridge and integrated dishwasher. There is a dual bowl 'Franke' sink and the kitchen/dining room has ample space for freestanding dining table. The utility has been fitted with work surfaces and space and plumbing provided for an appliance with a courtesy door leading out to the front driveway and a further door leading out to the rear garden. The utility houses the gas boiler.

FIRST FLOOR

The first floor landing offers carpeted flooring, velux skylight window and access to the loft hatch. The loft hatch has a pull-down ladder attached.

Bedroom one is a superb size main bedroom with two sets of windows overlooking the rear garden with beautiful views over the fields behind. There is ample space for bedroom furniture a dressing area and a sitting area. Leads into an ensuite bathroom which has been fitted with a 3-piece suite comprising of a panelled bath with an overhead shower, WC and wash-hand basin with laminate flooring, tiled walls and a window to the side.

Bedroom two is a spacious double bedroom to the front of the property with exposed wooden floorboards and windows to the front with beautiful views over the fields and Ewenny Priory.

Bedroom three is a third double bedroom with carpeted flooring and windows to the front overlooking Ewenny Priory.

Bedroom four is a fourth double bedroom with exposed wooden floorboards, window to the side and a large built-in wardrobe.

The family bathroom has been fitted with a 3-piece suite comprising of a corner bath, WC and wash-hand basin with laminate flooring, partly tiled walls and window to the side.

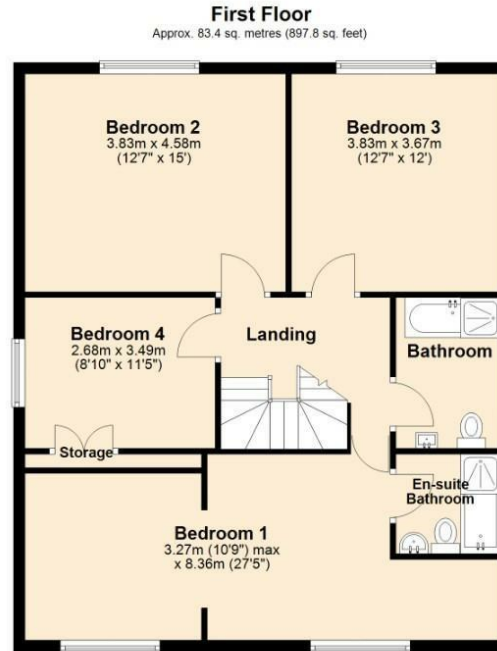
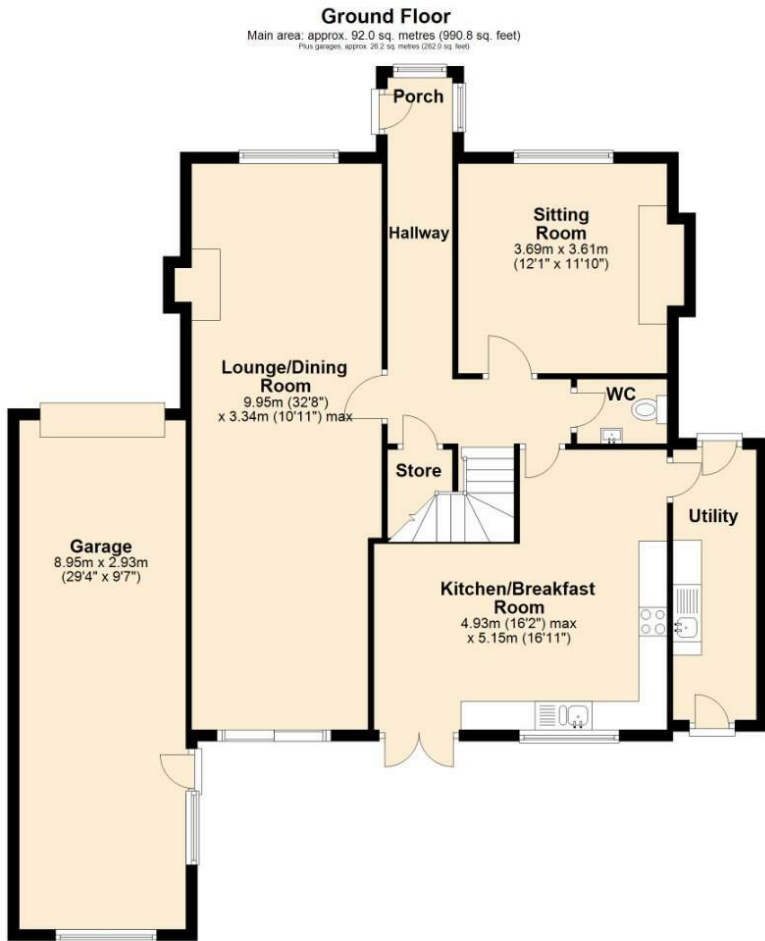
GARDENS AND GROUNDS

Approached off Corntown Road Woodlands is situated in an elevated position with a private driveway to the front leading to the single garage with power supply. To the rear of the property is a superb size rear garden backing onto fields behind with beautiful countryside views. The garden has a lower patio area perfect for outdoor furniture whilst steps lead up to a lawned section. There is pedestrian access into a rear workshop space to the back of the garage.

SERVICES AND TENURE

Freehold. All mains services connected. EPC Rating "D". Council Tax Band "G".



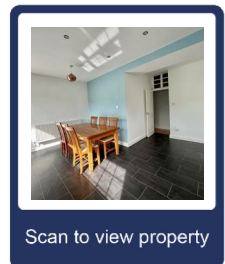


Main area: Approx. 175.5 sq. metres (1888.6 sq. feet)
Plus garages, approx. 26.2 sq. metres (282.0 sq. feet)

All measurements are approximate, and for display purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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