



Bryn Golau, Stoney Lane,
Corntown, Vale of Glamorgan, CF35 5AL

Watts
& Morgan



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Guide price: £599,950 Freehold

4 Bedrooms | 2 Bathrooms | 4 Reception Rooms

A substantial four bedroom family home located in a highly sought after Vale village. Set in an elevated position in Corntown with stunning countryside views. Built circa 1930 yet extended and re-modelled in the 1970's to offer significant and versatile accommodation comprising; porch, entrance hallway, lounge, study, dining room opening into conservatory, breakfast room, fitted kitchen and utility. First floor landing, bedroom one with fitted wardrobes and separate dressing room, three further double bedrooms and a modern family bathroom. Externally enjoying a generous plot with lawned gardens plus decking and patio areas; ample off-road parking and two double garages.

EPC Rating: D.

Directions

Cowbridge Town Centre – 5.7 miles

Cardiff City Centre – 18.4 miles

M4 Motorway, Junction 35 Pencoed – 5.2 miles

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Summary of Accommodation

About the property

- * An attractive detached property, situated at the top of Stoney Lane with stunning elevated views over the village of Corntown.
- * Entrance via a composite door into a porch with space for cloaks and shoes.
- * A glazed courtesy door opens through into the hallway with wood laminate flooring, a staircase to the first floor and into a 3-piece fully tiled shower room.
- * The lounge is a lovely generous sized reception room filled with natural light due to the three broad bay windows to the side and front elevation enjoying countryside views. A central feature to the room is the gas fire with marble hearth and backplate.
- * Off from the hallway lies a spacious study and, a little further down the hallway, a dining room with ample space for dining furniture.
- * Timber glazed doors open from the dining room into the conservatory which offers a versatile reception space - a peaceful place to sit and enjoy the elevated views over Corntown and further beyond onto rolling hills. French doors provide access out onto the front raised decking area and a single uPVC door leads to a private rear courtyard.
- * To the rear of the property is the breakfast room which provides a full width of useful pantry and cloaks cupboards, and a window overlooks the driveway with door leading directly into the kitchen.
- * The kitchen has been recently (2021) fitted with a range of shaker-style antique white wall and base units with complementary butchers block effect work surfaces and brick effect tiled splashback. On offer is a large 'Belling' range cooker (available via separate negotiation), integral dishwasher and ceramic tiled flooring.
- * The kitchen leads into the utility room which provides space for freestanding fridge and freezer along with plumbing for two appliances and additional sink unit. The 'Baxi' gas boiler is located here and a courtesy door leads out to the front driveway.
- * To the first floor, the landing provides a large loft hatch giving access to the loft space and an airing cupboard houses the hot water tank.
- * The largest bedroom presents a range of fitted double wardrobes plus mirrored freestanding wardrobes and a broad window to the front. A bi-folding door opens into a spacious dressing room with Velux window offering superb elevated

Additional information

Freehold. All mains services connected. Baxi gas-fired 'system' boiler. Council Tax: Band G.



Garden & Grounds

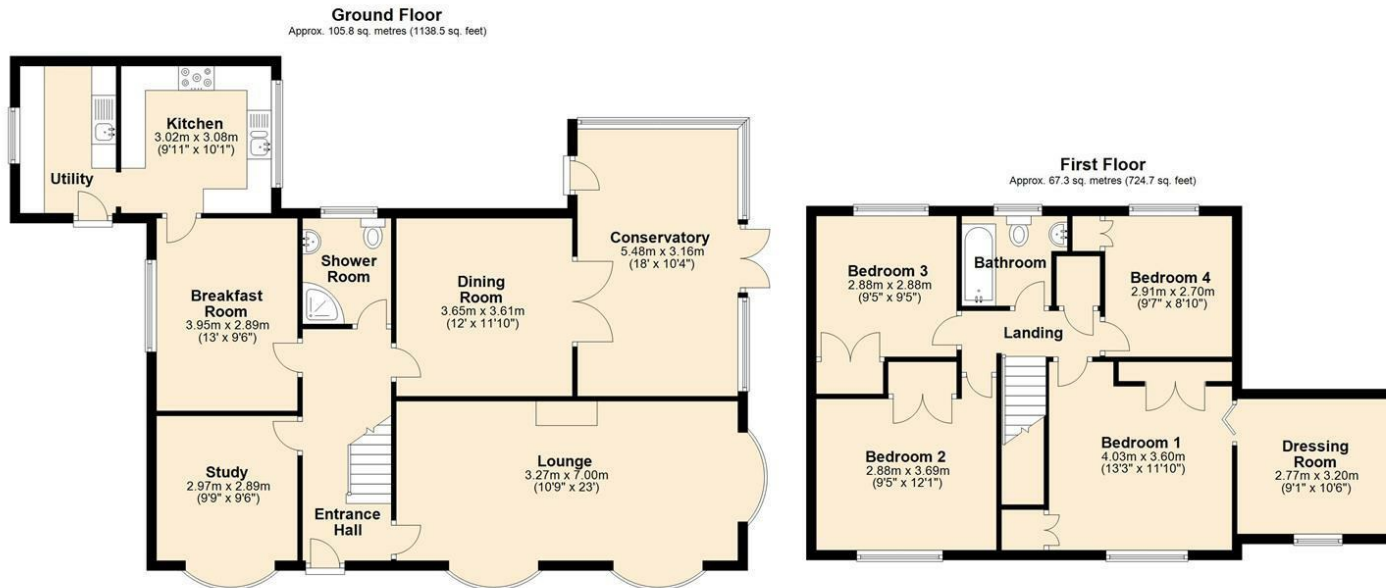
* Bryn Golau is approached from Stoney Lane onto a large block paviour driveway providing off-road parking for 3/4 vehicles leading to a double garage with electric remote controlled door offering full power, lighting and water tap.

* To the bottom of the garden is an additional double garage with further off-road parking available. This double garage also has an electric remote controlled door with full power installed and water tap (with the option to convert into a separate home office / games room subject to necessary planning consents).

* The front garden offers a decking area; ideal for alfresco dining to enjoy the stunning view, with a block paviour footpath leading around to the rear of the property.

* The gardens are predominantly laid to lawn with an abundance of mature shrubs, foliage and rose bushes. The garden gently slopes down to a further raised border with stepped footpath leading onto an additional lawn - a private position to enjoy the sunny aspect.

* Leading from the conservatory is an additional raised decking area with side access leading around to a rear courtyard which benefits from the late morning to midday sun.

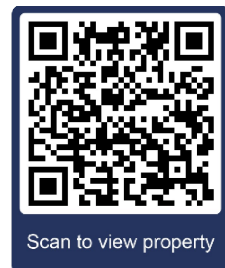


Total area: approx. 173.1 sq. metres (1863.2 sq. feet)

Plan produced by Watts & Morgan LLP
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		60	
(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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