



Greenacre, 5 Llantwit Major Road
Cowbridge, Vale of Glamorgan, CF71 7JP

Watts
& Morgan



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Guide price: £1,000,000 Freehold

6 Bedrooms | 3 Bathrooms | 3 Reception Rooms

Set within an especially generous plot of about ½ an acre, Greenacre is a significantly extended, detached family home within easy reach of Cowbridge and all its shops and services. The well maintained, accommodation includes living room, dining room both with solid wooden floors, stunning contemporary kitchen/breakfast room opening to covered veranda with patio beyond. Also ground floor cloakroom and utility/laundry room. There is, in addition, a ground floor double bedroom with its own en suite bathroom, ideal for multi-generational living or for additional playroom/living space. Principal bedroom with en suite shower room and dressing room; four further double bedrooms and family bathroom. Surrounding gardens including ample parking, double garage with room over, lawned garden edged by mature trees and an, enclosed south west facing lawn and paved patio area to the rear of the property accessed from the kitchen.

Directions

Cowbridge Town Centre – <0.5 miles

Cardiff City Centre – 13.4 miles

M4 Motorway, Junction 35 Pencoed – 6.3 miles

Your local office: Cowbridge

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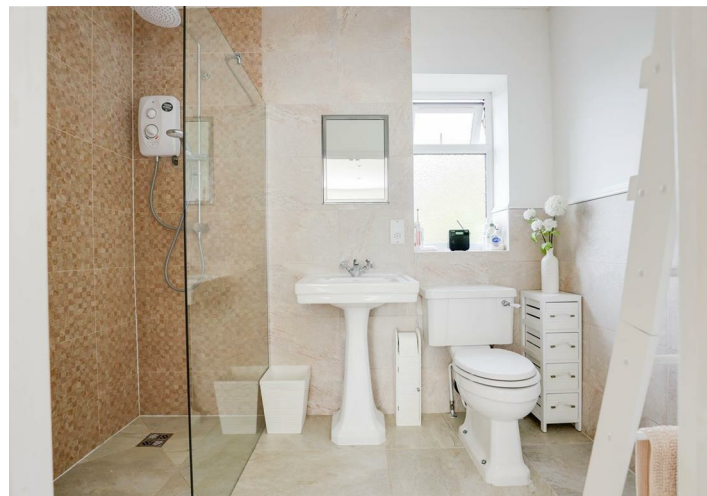
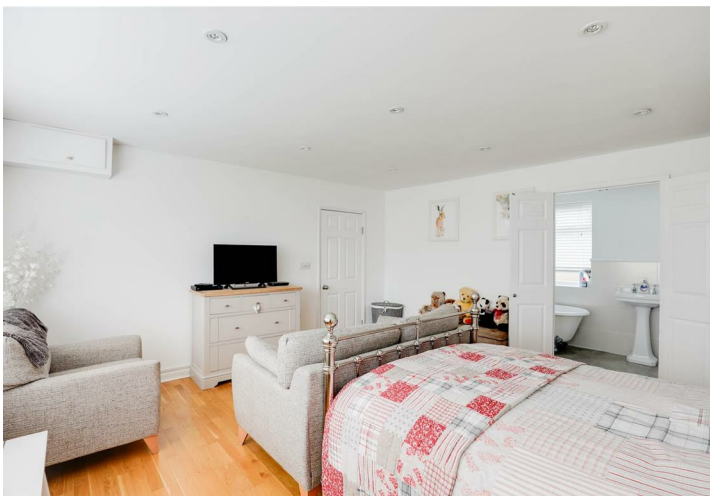


Summary of Accommodation

About the property

Greenacre is a thoughtfully extended, detached family home providing generous and adaptable accommodation in a wonderful location, conveniently close to Cowbridge town and all its shops and services. It enjoys its setting within a ½ an acre plot, being surrounded by gardens and grounds to all sides.

An entrance porch opens into a ground floor hallway from which stairs lead to the first floor and doors lead to all the principal reception rooms. Additional doors open into the cloakroom and to a laundry/utility room. Family lounge is a broad room to the front corner of the property with window overlooking the front garden and doors opening to the south western facing side garden. Wooden flooring extends from the hallway into this living room and continues into the dining room. It has, as a focal feature, an open fire within a stone surround. Accessible from the hallway and also accessed from the living room is a dining room with a square bay window to the same south westerly elevation. It links, in turn, to the kitchen/breakfast room - a large and more modern addition to the property. Fitted with a great array of units with granite work tops and a breakfast bar-dining area. Appliances are to remain including 'Belling' range cooker with induction hob, fully integrated larder fridge, freezer and dishwasher. There is also a fully integrated washing machine (over and above that in the laundry area). Doors from this kitchen area open into a superb, sheltered and covered veranda which leads directly onto a paved patio seating area with lawn beyond ideally positioned to catch the afternoon and evening sunshine. To the ground floor is also a sizeable double bedroom with its own en suite shower room, ideal for multi-generational living or for use as an additional reception room.



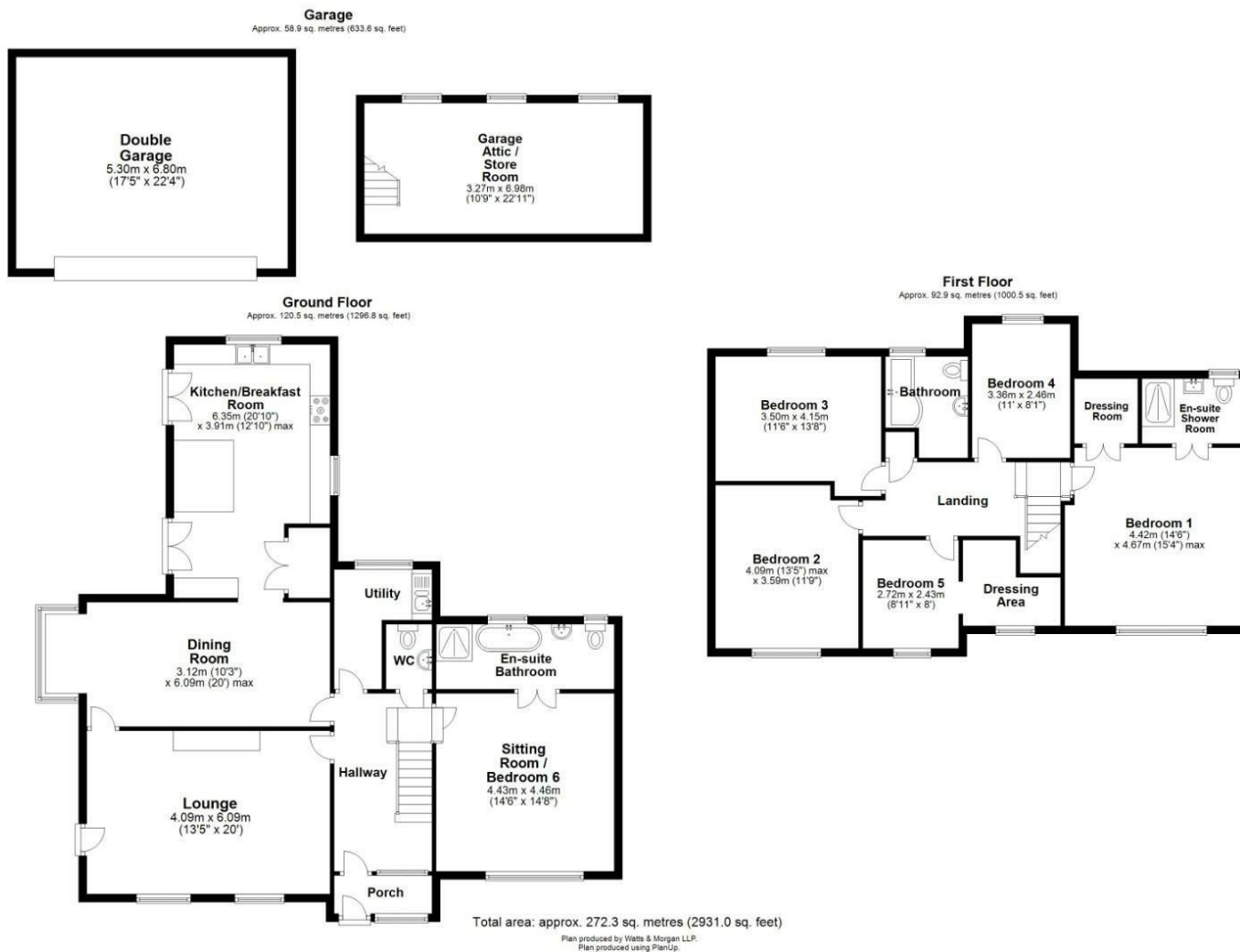
To the first floor a split level landing area has doors leading to all the bedrooms and to the family bathroom. The principal, largest bedroom is a very good double room with its own en suite shower room and dressing room. The four further bedrooms to the first floor level are all double rooms and all share use of the family bathroom with shower over bath.

Additional information

Freehold. All mains services connect to the property. Gas-fired central heating. Council tax: Band G

Garden & Grounds

Set within a plot of about ½ an acre, Greenacre is surrounded by its own gardens and grounds. Fronting the property is a large lawned area with flagstone path running from the driveway to the principal entrance doorway. The driveway itself runs past this lawn to the detached double garage (approx. max. 7m x 5.4m) which is accessed via a sectional remote control door. Power connected to the garage; electric car charging point to remain. A first floor area is currently used as a gym space (7m x 3.3m). To the rear and side of the property is a more sheltered and enclosed garden space including paved seating areas, lawns and slate chipped beds. The gardens surrounding are extremely well maintained and sheltered; the front gardens are screened from the Llantwit Major Road by mature trees and shrubs.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	78
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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