



2 Fox Hollows, Maendy,
Cowbridge, Vale Of Glamorgan, CF71 7TS

Watts
& Morgan



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Guide Price £675,000 Freehold

4 Bedrooms | 2 Bathrooms | 4 Reception Rooms

A well-proportioned, detached family home nestled within a small, quiet cul-de-sac in Maendy. Presenting a superb south-facing garden with impeccable landscaping, paved areas and lawn. Within catchment for Cowbridge schooling, approx. 1.5 miles away. Offering over 2500 sq ft of accommodation to include; entrance hallway, three large reception rooms, kitchen/dining room and a utility room plus cloakroom/WC. The first floor leads to four double bedrooms. Principal bedroom with en-suite bathroom and a contemporary family shower room. Driveway parking for three vehicles, leading to a double detached garage.

EPC RATING: E.



Directions

Cowbridge Town Centre – 1.8 miles

Cardiff City Centre – 15.4 miles

M4 Motorway – 6.6 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

Neatly positioned to the top of this private driveway, shared with only two other detached properties, lies 2 Fox Hollows. Offering a wonderful outlook to the front-aspect over Northern Vale farmland and beyond.

A hardwood glazed door opens into the entrance hallway with carpeted staircase to the first floor with understairs storage cupboard.

Immediately off the hallway is a sitting room with front-facing window and a little further along is a separate generous dining room.

Located to the rear of the property is the kitchen/dining room. The kitchen has been fitted with a range of quality oak wall and base units with complementary laminate work surfaces. A range of 'Neff' integral appliances to remain include; double oven with grill, 4-ring induction hob and extractor hood over, dishwasher and fridge/freezer. The work surface wraps around into a breakfast bar area with space for high stools. Further presenting a modern composite 'Franke' sink unit with large drainer and mixer tap over, three uPVC windows enjoy a lovely outlook over the rear garden with sliding patio doors providing access out onto the patio area. Ample space is provided for dining furniture with ceramic tiled flooring.

An oak door from the kitchen leads into a rear porch with access provided out to the rear garden. From here is a fully tiled modern 2-piece cloakroom and a utility room with plumbing for appliances. The utility houses the freestanding oil boiler, with additional wall and base units plus an additional integral fridge/freezer to remain.

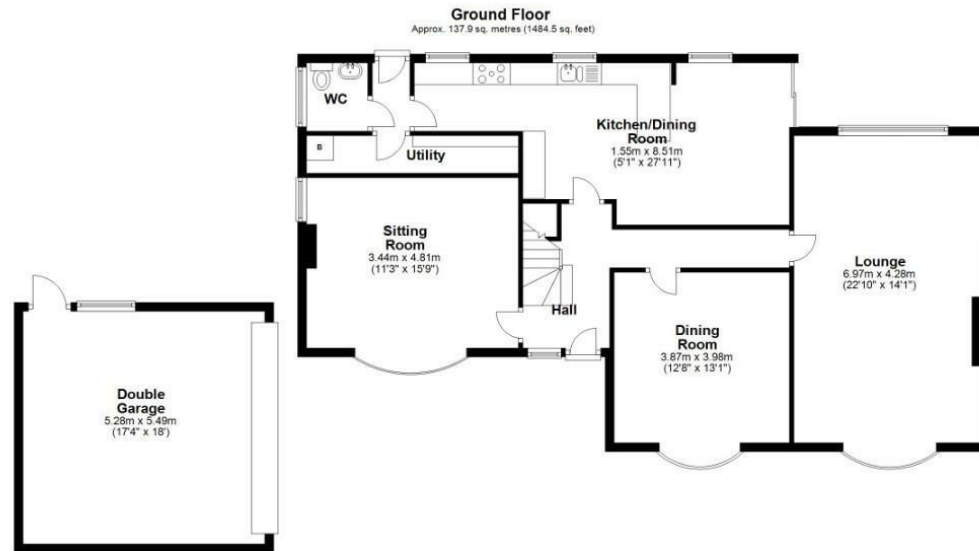
Spanning the width of the property, is the generous lounge enjoying a dual aspect with two broad uPVC windows enjoying an outlook over the rear garden and over Northern Vale farmland to the front. Also, sliding uPVC patio doors lead out onto a south-facing patio area.

The galleried landing has a small loft hatch and an airing cupboard houses the hot water tank with shelving for laundry. All doors lead off to the bedroom accommodation.

To the first floor are four double bedrooms; each with their own fitted storage, with the smallest room currently utilised as a home office. The principal suite offers a fantastic size spacious bedroom with deep silled bay window to the side aspect enjoying a south facing aspect. This fantastic size room has its own 3-piece ensuite bathroom and a door leads into boarded eaves storage space.

The three further bedrooms have shared use of a contemporary 3-piece fully tiled shower room with extra wide vanity unit, and enjoys a walk-in double shower enclosure with dual shower over.





Total area: approx. 234.3 sq. metres (2522.4 sq. feet)

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

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.

GARDENS AND GROUNDS

2 Fox Hollows is approached over a private driveway, shared with two other neighbouring properties in the cul-de-sac. Offering private driveway parking for 3/4 vehicles leading to a double detached garage (5.28m x 5.49m approx) with full power supply, electrically operated up and over door and a courtesy door leads into the garden.

The frontage is predominately laid to lawn with mature shrub borders, and a courtesy gate leads to the rear garden. The garden wraps around the property, providing a good degree of privacy, backing onto woodland with stepped footpath, enjoying a predominately south-facing space. This mature, impeccably landscaped garden offers raised planted borders enjoying an abundance of colourful foliage and seasonal plants, providing year-round colour to this wonderful plot. The garden is mostly laid to lawn, and offers a good size patio area which is ideal for al-fresco dining, with access from both the kitchen and the lounge.

ADDITIONAL INFORMATION

Freehold. Mains services connect to the property. Oil-fired central heating. Council tax band G.

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		
	49	74
England & Wales		
EU Directive 2002/91/EC		





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