



Haldon Cottage,
Bonvilston, Vale of Glamorgan, CF5 6TQ

Watts
& Morgan



Haldon Cottage

Bonvilston, Vale of Glamorgan, CF5 6TQ

Guide price: £499,950 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Room

A traditionally styled cottage located within the popular village of Bonvilston, modernised within the last 2 years to provide an incredibly well finished interior in a sophisticated and under-stated style. Living room with Stuv wood burner and double doors opening to the south facing garden space. Stunning solid wood kitchen with integrated 'Bosch' appliances to remain; ample space remaining for a dining table. Master bedroom with stylish en suite shower room, two further double bedrooms both having use of a contemporary family bathroom. Forecourt garden to front; south facing patio and lawn garden to rear. Double garage with two parking spaces in front.



Directions

Cowbridge Town Centre – 4.5 miles

Cardiff City Centre – 8.3 miles

M4 Motorway, J35 Miskin – 4.2 miles

Your local office: Cowbridge

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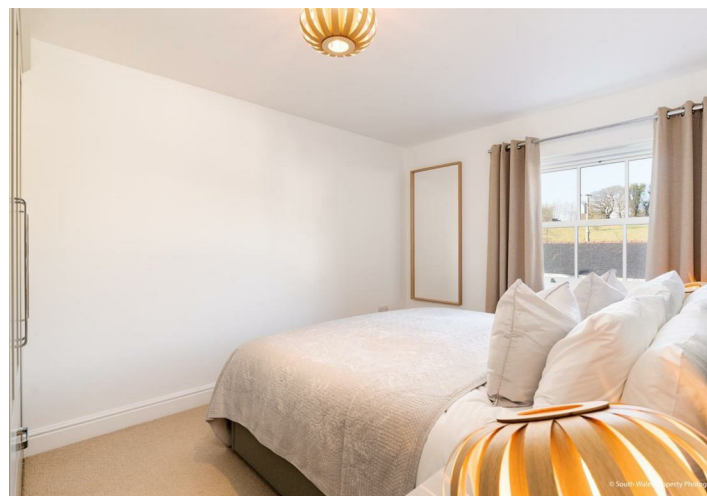


Summary of Accommodation

About the property

Haldon Cottage is one of a small development of properties built in the year 2000. It has been most elegantly refurbished in the last 2 years in a wonderfully sophisticated and understated style to provide a deceptively spacious family home that must be viewed to be fully appreciated. An entrance porch opens into the ground floor hallway from which 'Amtico' flooring extends throughout the ground floor. A deep recess offers coats storage and there is an adjacent ground floor cloakroom/WC. Doors lead from the hall to the kitchen and to the living room while a staircase leads to the first floor bedrooms. The kitchen looks over the front courtyard garden and is fitted with a superb quality range of solid wood (ash), painted units with quartz work tops. Bosch appliances, where fitted, are to remain and include hob, oven, microwave/grill combi and warming draw, fully integrated fridge freezer and dishwasher. Space / plumbing for a washer and a dryer. A matching dresser unit with accent-lit glass fronted cupboards atop has been created to match the kitchen units. There remains ample room for a family size dining table. Running the width of the rear of the property is a good size family living room enjoying a southerly aspect with double doors looking out over, and opening onto, the rear garden. It has, as a focal feature, a 'Stuv' cassette style wood burner recessed within the chimney breast with a glass hearth in front. The comprehensive range of fitted storage units are to remain.

To the first floor an extremely generous landing area has doors leading to all three bedrooms and to the family bathroom. An additional door opens to a store cupboard. The largest, principal bedroom is to the rear of the property and enjoys a southerly aspect looking over the garden. It has its own extremely stylish en suite shower room with broad shower cubicle. The second generous bedroom and the third both look to the front; the third bedroom includes a range of fitted wardrobes/storage cupboards, to remain. Both these double bedrooms share use of a contemporary family bathroom with stylish slipper bath.

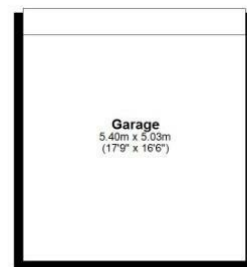
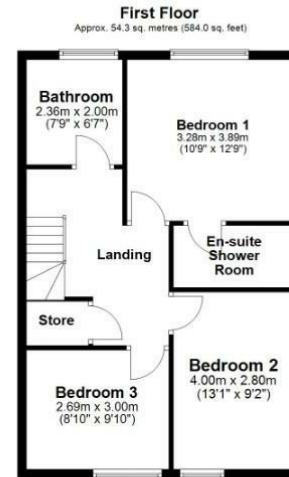


Garden & Grounds

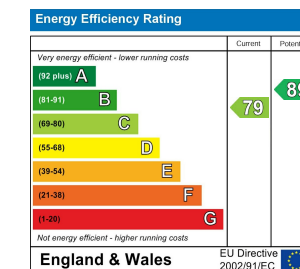
Haldon Cottage is one of a group of four houses looking out into a central courtyard area. Access from the Cowbridge Road, A48 in Bonvilston, the turning being opposite the village store / cafe. A double garage is entered through a remote controlled sectional door. The garage itself (approx. max 5,6m x 5.4m) has power connected and two parking spaces in front. From the central courtyard area, a gated entrance leads through a neat forecourt garden to the entrance porch and principal entrance doorway. To the rear of the property is a sheltered, south facing garden. A paved patio area surrounded by flint chippings is accessed from the living room with steps leading from here up to a larger area of lawn. This enclosed, fenced space enjoys a southerly aspect.

Additional Information

Freehold. All mains services connect to the property. Gas-fired 'combi' boiler (new 2022). Council tax: Band G



Total area: approx. 135.6 sq. metres (1459.2 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.



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