



Murmur-Y-Coed, 6 Village Farm
Vale Of Glamorgan, CF5 6TY

Watts
& Morgan



Murmur-Y-Coed, 6 Village Farm

Bonvilston, Vale Of Glamorgan, CF5 6TY

Guide Price £820,000 Freehold

5 Bedrooms | 2 Bathrooms | 4 Reception Rooms

A substantial and immaculate family home, well placed mid-way between Cardiff and Cowbridge. The accommodation is over 2800 sq ft, and is exceptionally well finished throughout. Nestled in a prime location within Bonvilston village, in a small cul-de-sac of large executive-style homes. Comprising; hallway, lounge, open plan living/dining room with bi-fold doors opening to a sunroom, and kitchen-breakfast room. Also, a ground floor home office, cloakroom and utility room. Five double bedrooms, all with fitted wardrobes, a contemporary 4-piece family bathroom and a very large en-suite to principal bedroom. Enjoying a generous plot with front and rear lawned gardens with paved areas, and long driveway parking leading to a detached double garage.

EPC Rating: E.

Directions

Cowbridge Town Centre – 5.1 miles

Cardiff City Centre – 9.1 miles

M4 Motorway – 4.4 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

About The Property

Positioned on a generous plot with large lawned frontage, sits Murmur-Y-Coed within the popular and reputable Village Farm cul-de-sac.

A canopied porch with broad composite entrance door, leads the way into the welcoming hallway. A staircase with newly fitted carpet leads to the first floor with space for storage beneath. The hallway benefits from two useful cloaks cupboards with oak glazed doors leading through to the living spaces.

Double doors open into a very generous lounge with bay window to the front aspect, a central media wall providing space for a television and contemporary wall-mounted remote controlled electric fire to remain.

Adjacent to the lounge is the kitchen/breakfast room fitted with a range of 'Leekes - Sheraton' textured wall and base units with under-cabinet lighting and stone-effect surfaces. Benefitting from a range of integral appliances to remain to include; induction hob, eye-level oven with grill, micro/oven, dishwasher and fridge/freezer. A broad window enjoys a lovely outlook over the rear garden; and large high-gloss porcelain floor tiles continue through from the hallway. Also, there is a utility room with additional work surface area, sink unit and houses the newly installed gas condensing boiler, with a 2-piece WC beyond. Access from here is provided to the rear garden.

To the heart of this substantial family home is the open-plan living-dining space which opens seamlessly into the sunroom through bi-folding doors. This large reception space is ideal for family living, and entertaining with a central freestanding log burner fitted within a minster stone surround and hearth. This room has been fitted with quality wood laminate flooring and leads into the bright, light-filled sun room with fitted window and roof blinds to remain and patio doors open onto the rear garden.

Completing the ground floor is a neat home office with a range of fitted base storage.

To the first floor galleried landing is a double opening laundry cupboard, and access to the largely boarded loft space with pull-down ladder and light.

Five double bedrooms are on offer; each room is neutrally decorated with their own fitted wardrobes. The principal bedroom also has a luxurious 5-piece en-suite bathroom with separate shower and dual-ended bath, plus airing cupboard housing the hot water tank. The other bedrooms have shared use of the contemporary 'Leekes' 4-piece bathroom suite with storage.







GARDENS AND GROUNDS

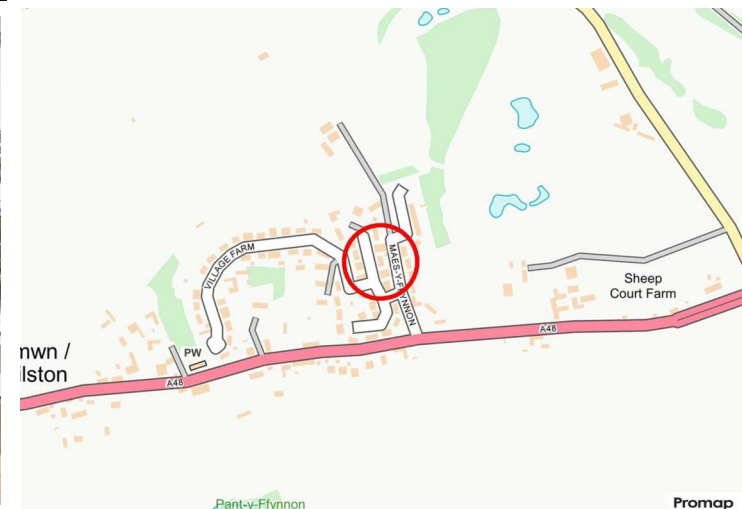
Neatly positioned within this popular, quiet cul-de-sac lies Murmur-Y-Coed, with its generous plot of front and rear lawned gardens.

There is a long private driveway which runs the depth of the property, easily accommodating four cars parking, which leads to a detached double garage with remote-controlled electric door, full power and water supply. Access from the garage leads into the garden.

To the rear of the property is a paved and lawned landscaped garden, filled with mature planted borders and offers space for a greenhouse/storage shed. This delightful full-enclosed entertaining space enjoys the morning through to late afternoon sun, with access provided to the front of the property.

ADDITIONAL INFORMATION

All mains services connected. Newly installed (Feb 24) gas-fired central heating with 'Tado' smart thermostat. Council tax band H.



Ground Floor
Approx. 144.9 sq. metres (1559.3 sq. feet)



First Floor

Approx. 116.2 sq. metres (1250.4 sq. feet)



Total area: approx. 261.0 sq. metres (2809.8 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		
(69-80) C	71	81
(55-68) D		
(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.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

London

T 020 7467 5330

E london@wattsandmorgan.co.uk

Follow us on



**Watts
& Morgan**