



1 Cwrt Yr Iolo, Flemingston,  
Near Cowbridge, Vale of Glamorgan, CF62 4QH

Watts  
& Morgan







# 1 Cwrt Yr Iolo, Flemingston,

Nr Cowbridge, Vale of Glamorgan, CF62 4QH

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**Guide price: £399,950 Freehold**

3 Bedrooms | 1 Bathrooms | 3 Reception Rooms

A mid-1950's property within this popular village within easy reach of local shops in St. Athan, St. Mary Church and Cowbridge beyond. The well-tended, simply presented accommodation includes entrance porch, living room with wood burner resting on a flagstone hearth. Dining room looking to the front elevation and adjacent kitchen with window to the rear. Also utility area, cloakroom/WC and a multi-purpose study / playroom. Three bedrooms and a modern family bathroom. Gardens surround the property to three sides and include driveway parking area, garden store shed and a freestanding, timber home office with power connected, which the current owners use all year round..



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## Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

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Your local office: Cowbridge

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## Summary of Accommodation

### About the property

The village of Flemingston is within easy reach of St. Athan with its local shops and services and, to the north, St. Mary Church and Llanfair Primary School with Cowbridge beyond. No. 1 Cwrt Y Iolo is a semi-detached property within this popular community understood to have been built in the 1950's, simply modernised in more recent years by the current owners. An entrance porch leads to a hall from which stairs lead to the first floor and doors lead into the living room and dining room. The living room has solid wooden floors and is a dual aspect space with window overlooking front garden and doors opening to the rear. It has, as a focal feature, a wood burning stove resting on a flagstone hearth recessed within a chimney breast. Slate tiled flooring to the hall extends throughout the remaining ground floor. A dining room looks to the front elevation and links through to the kitchen. Looking over the rear garden, the modern kitchen includes a good range of units with solid wooden work tops. Freestanding gas hob/electric oven and tall fridge freezer available by separate negotiation. An adjacent rear entranceway has a door leading to the rear garden and features, has space and plumbing for a washing machine; doors lead to a cloakroom and to a study off. The multi-purpose study / playroom is a very useful additional reception room looking to the front elevation.

To the first floor doors lead from the landing to all three bedrooms and the bathroom. The two largest bedrooms are both doubles overlooking the front garden onto fields and farmland beyond while the third is a generous single room looking to the side elevation. All bedrooms have fitted wardrobes/storage and all bedrooms share use of the modern family bathroom which incorporates a shower over the bath.



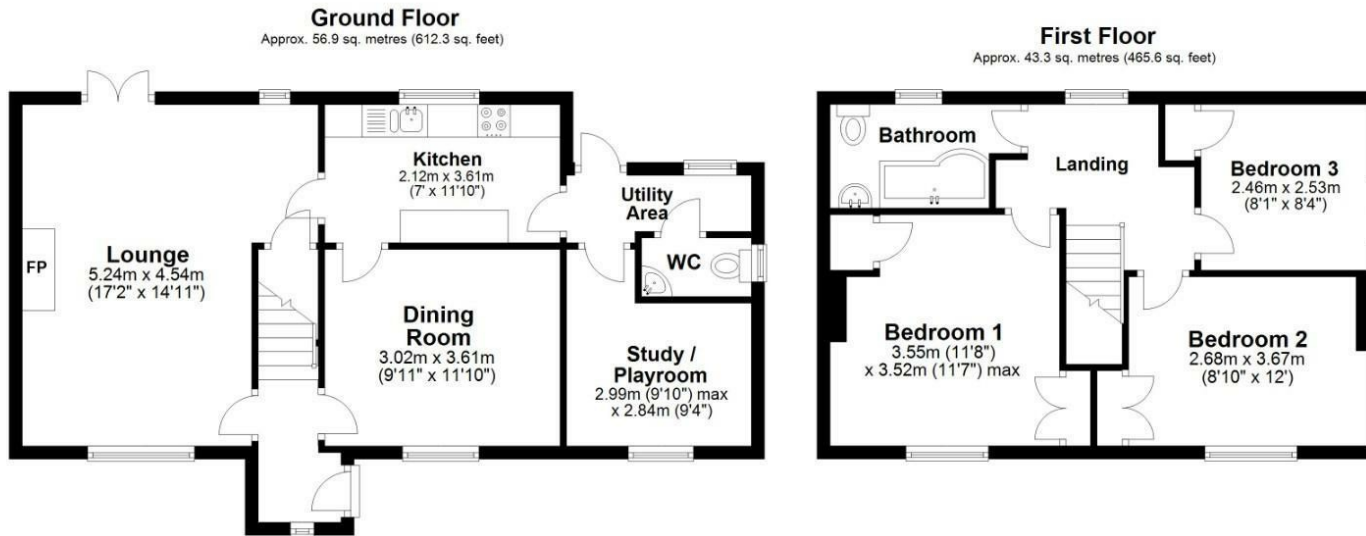
### Additional information

Freehold. Mains electric, water and gas connect to the property. Cesspit drainage (shared with all houses in Cwrt Y Iolo). Council Tax: Band E.



## Garden & Grounds

Cwrt Y Iolo is to the end of this crescent of six houses and occupies a generous corner plot. The house itself is surrounded, to three sides, by gardens. From the front of the crescent, a gated entrance leads onto a path which runs through a sizeable lawn to the principal entrance doorway. The garden extends to the side of the property and through a gated entrance into the rear garden space. The well proportioned, enclosed mature garden mainly laid to lawn including established mature apple, pear and plum trees and includes a garden store shed resting on a concrete hardstanding (the base of a former garage). There is, in addition, a freestanding, timber home office with power connected, which the current owners use all year round. An off-road parking area for two cars end to end is accessed from the lane through the village.

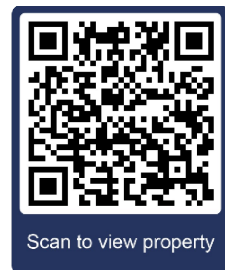


Total area: approx. 100.1 sq. metres (1077.9 sq. feet)

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			83
(69-80) C			
(55-68) D		64	
(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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