



19 Parklands
Corntown, Vale of Glamorgan, CF35 5BE

Watts
& Morgan



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Corntown, Vale of Glamorgan, CF35 5BE

Guide price: £550,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

To the edge of the western Vale and within catchment for Cowbridge Comprehensive School, a detached family home situated within a popular residential cul-de-sac. Generous accommodation of over 1700sq.ft and has considerable scope to improve and much potential to extend (subject to any appropriate consents). The accommodation currently features: porch, hallway, living room with conservatory beyond. Dining room, kitchen/breakfast room, utility room and ground floor shower room/WC. Four generous bedrooms to the first floor including two especially good doubles and a family bathroom. Integral garage and ample parking provision. Gardens surrounding the property.

EPC rating: D55

Directions

Cowbridge Town Centre – 5.2 miles

Cardiff City Centre – 17.9 miles

M4 Motorway J 35 Pencoed – 5.5 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

Parklands is a cul-de-sac of residential properties within the popular village of Corntown. It offers close to 1700 sq ft of accommodation and considerable scope for buyers to modernise and much potential to extend (subject to any appropriate consents). A covered entrance porch leads into a central ground floor hallway. From here stairs lead to the first floor while parquet woodblock flooring extends into the living room and into the dining room. The family living room is a well proportioned, light space with bow window looking over the front garden, two windows to the side and a broad window and adjacent door looking into, and opening into the rear conservatory, a more recent addition to the property. The dining room is a neat second reception room with provides for many and varied uses including playroom/home study, etc. Looking over the rear garden is the kitchen space including a good range of units with ample room remaining for a family sized dining table. An adjacent utility room has space for a fridge freezer and plumbing for a washing machine and slimline dishwasher. From this utility area there is access into a ground floor shower room/WC; into the integral garage; and a door leads to the side elevation.

To the first floor the landing area has doors leading to all four bedrooms and to the family bathroom. There are two especially generous double bedrooms looking to the front of the property, a third bedroom overlooking the rear garden and a fourth bedroom including fitted wardrobes / storage. All these bedrooms share use of the family bathroom.



Additional information

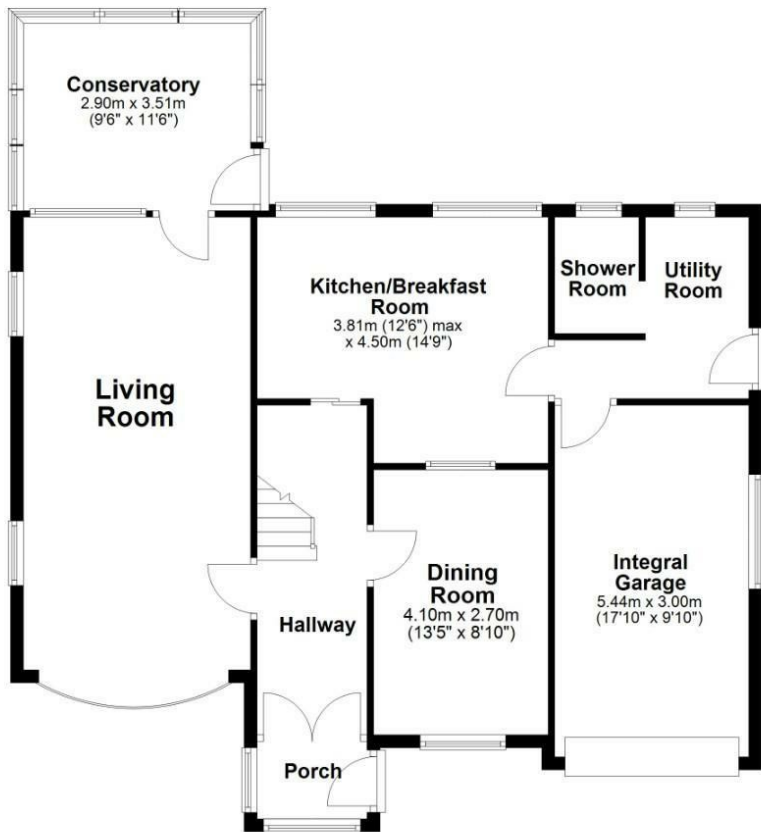
Freehold. All mains services connect to the property. Gas fired 'combi' central heating. Council tax: Band F

Garden & Grounds

Located at the entrance to this cul-de-sac, No.19 Parklands is surrounded by gardens and grounds. A broad, dropdown curb leads onto a block paved driveway fronting the garage and leads, in turn, onto an additional parking area to the side of the garage. There is ample room for a number of cars. The integral garage (approx. max. 5.45m x 3.0m) is entered via an up and over door; an internal door connects to the utility room. From the driveway, a path leads to the principal entrance doorway and skirts around the property leading, via a gated entrance, into the rear garden. The rear garden is an enclosed and sheltered space including an area of lawn and paved seating areas. A number of conifer trees provide good shelter for the property, and, if removed, would increase the available garden area.

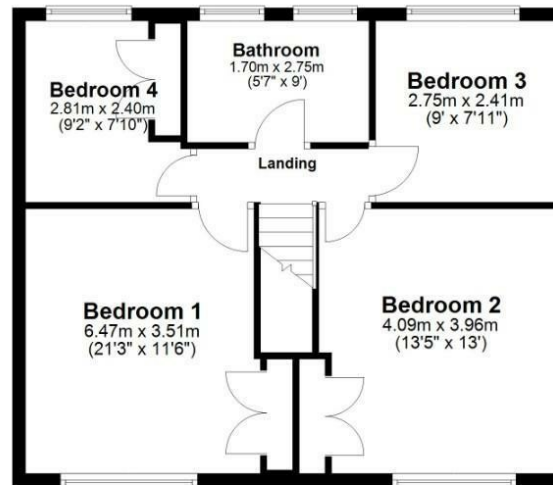
Ground Floor

Approx. 100.3 sq. metres (1079.2 sq. feet)



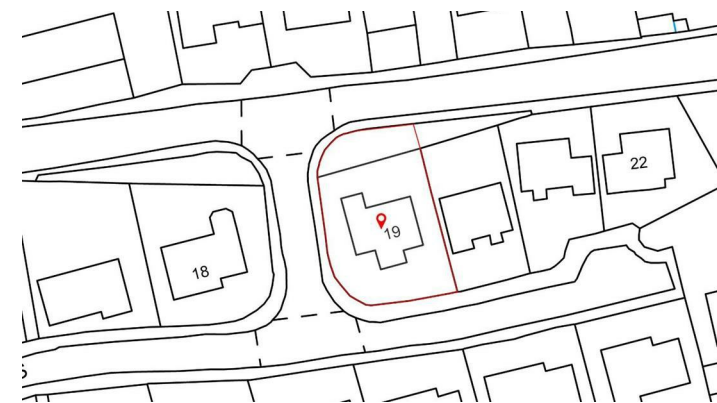
First Floor

Approx. 59.9 sq. metres (645.3 sq. feet)



Total area: approx. 160.2 sq. metres (1724.5 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			
(55-68) D		55	73
(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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