



Cildarn, The Herberts, St Mary Church,  
Nr Cowbridge, CF71 7LT

Watts  
& Morgan



# Cildarn, The Herberts, St Mary Church,

Nr Cowbridge, Vale Of Glamorgan, CF71 7LT

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## Guide Price £535,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Room

A truly delightful, detached bungalow in the well-regarded village of St Mary Church, near Cowbridge. With a generous plot, and further scope to extend with planning permission in place (2021). Accommodation over 1000 sq ft to include; hallway, lounge with log-burner and open-plan kitchen/dining room with patio doors to the garden. Three spacious double bedrooms. Also, a utility room, shower room and en-suite bathroom. Gated driveway parking for 3/4 vehicles and a detached garage. Wrap-around lawned gardens with sunny patio and fruit trees.

Viewing highly recommended.

EPC Rating; D.

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### Directions

Cowbridge Town Centre – 2.5 miles

Cardiff City Centre – 16.3 miles

M4 Motorway – 9.6 miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

In a prime position in this popular Vale village, adjacent to the well-regarded primary school, sits Cildarn. Enjoying a generous plot with wrap-around gardens and much potential to extend with planning permission in place to create a two storey dwelling (ref: 2020/01376/FUL).

A central porch leads into the entrance hallway with all doors leading off to the living accommodation and there is a useful cloaks store.

The lounge is a generous sized reception room with a focal point to the room being the log-burning stove and two bay windows provide ample natural light. This room seamlessly opens into the kitchen/dining room.

The kitchen/dining room provides French doors leading onto the rear paved area, and has been recently opened up to provide a superb entertaining/family space connecting the garden. The kitchen has been fitted with a range of contemporary dove grey shaker-style wall and base units with complementary work surfaces. To include an integral AEG 4-ring induction hob with oven/grill beneath, and space for a freestanding fridge and dishwasher.

Adjacent to this room is a separate utility space with plumbing for appliances and access to the rear.

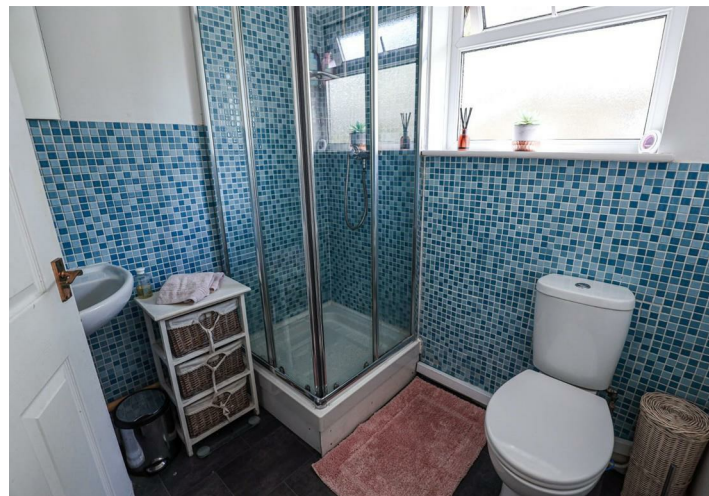
There are three double bedrooms, offering ample space for freestanding furniture and views over the gardens.

The bungalow benefits from a shower room and an en-suite bathroom (off bedroom two).

### ADDITIONAL INFORMATION

Freehold. Oil-fired central heating. Cesspit drainage. Council tax band F.

Planning permission in place until 2026 to create a two-storey dwelling reference 2020/01376/FUL.

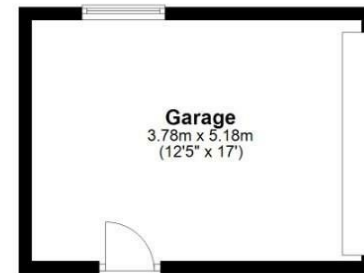


## GARDENS AND GROUNDS

Enjoying a pleasant, well-manicured plot with large wrap-around lawns, an area for a veg garden/chicken run and sunny paved entertaining area.

A central footpath leads from the pedestrian gate accessed from St Athan Road; and the off-road gated private driveway area is adjacent to the school with parking for 3/4 vehicles leading to the detached larger than average single garage with full power supply. From here is a gate leading to the property through the gardens, planted with several fruit trees and lavender borders.

**Ground Floor**  
Approx. 99.4 sq. metres (1069.6 sq. feet)



Total area: approx. 99.4 sq. metres (1069.6 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	78
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	





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