



Highbanks, Walston Road,
Wenvoe, Vale of Glamorgan, CF5 6AW

Watts
& Morgan



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Guide price: £790,000 Freehold

5 Bedrooms | 2 Bathrooms | 4 Reception Rooms

A modern, detached family home in excellent order and move-in ready accommodation. Entrance hallway, family lounge, dining room, study/playroom and wonderful open-plan kitchen/living/dining space. Also cloakroom and utility/storage area leading into integral garage. Master bedroom with en suite bathroom, 4 further double bedrooms and family bathroom. Paved driveway parking area leading to integral garage. Sheltered, terrace garden to the rear including seating areas and a raised deck from which there are fine views over the surrounding area.



Directions

Cowbridge Town Centre – 9.6 miles

Cardiff City Centre – 6 miles

M4 Motorway, Junction 33 – 4.7 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

Highbanks is a modern, detached home understood to have been built in the 1970s but further modernised in more recent years. It offers move-in ready accommodation ideal for families. A covered entrance portico leads through into the ground floor hallway from which stairs lead to the first floor and doors lead off to all the principal ground reception rooms. One further door opens to a ground floor WC. The family lounge runs the depth of the property with bow window to the front elevation and French doors to the rear garden. It has, as a focal feature, a feature fireplace. Two additional reception rooms include a dining room and a study looking to the rear and front elevations respectively and provide for many and varied uses. The largest portion of the property is a wonderful open-sized kitchen/living/dining space with a modern kitchen including a good range of units and granite work surfaces with appliances, where fitted, to remain including electric oven, hob, fully integrated dishwasher and fridge. There is a neat rear entrance hallway which has considerable potential to be used as a pantry area. The kitchen itself is open-plan to a dining area with a broad, open square area leading to an adjacent living area - an ideal family space. French doors open from the dining area to the rear garden space while an internal door leads into a sizeable utility/store area with integral garage beyond.

To the first floor the principal bedroom is a very good double with a comprehensive range of fitted wardrobes and matching chest of drawer units. It has its own luxurious en suite with slipper bath and separate contemporary shower. The four further bedrooms are all double rooms and all share use of the family bathroom with shower over bath.



Additional information

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

Garden & Grounds

Located on Walston Road, a gently sloping block paved driveway runs up through a gated entrance to the front forecourt of the property. There is ample room for 3 cars to park here; there being access to the integral garage through a broad up and over door. Steps lead from the driveway to the principal entrance doorway while the block paving continues around to the southern side of the property, through a gated entrance into the rear garden. The rear garden enjoys a westerly aspect catching the afternoon and evening sun. Block paved seating areas have steps leading, in turn, to an expansive decked seating area, ideal for entertaining. Further steps lead to a raised deck adjoining the rear boundary from which there are quite superb views over Wenvoe and the surrounding area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.



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