



Rhoslwyn, Ewenny Road
St. Brides Major, Vale of Glamorgan, CF32 0SB

Watts
& Morgan



Rhoslwyn, Ewenny Road

St. Brides Major, CF32 0SB

Guide Price £375,000 Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room
Driveway Parking for 2 cars

A charming detached character cottage within the centre of this highly sought after Vale Village. Tastefully and sympathetically renovated throughout, and offering immaculate presentation. Within walking distance to the local reputable pub/restaurant and primary school; just a short drive to Southerndown beach. Accommodation to include; entrance, lounge with multi-fuel burner, kitchen/dining room, two double bedrooms and a 4-piece luxurious bathroom. Private driveway parking for two large vehicles. South facing generous fully landscaped garden.

Viewing highly recommended to appreciate this high specification period property which has been renovated to a very high standard.

EPC Rating D.

Directions

Cowbridge Town Centre – 8.3 miles

Cardiff City Centre – 24.1 miles

M4 Motorway – 6.8 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

Rhoslwyn has been tastefully and sympathetically renovated by the current owners to include; full re-wire, new extended bathroom, gas central heating system with cast iron radiators, opened up the living space and landscaped the gardens.

This charming home is 'move-in ready' and is positioned in the heart of this ever-popular Vale village.

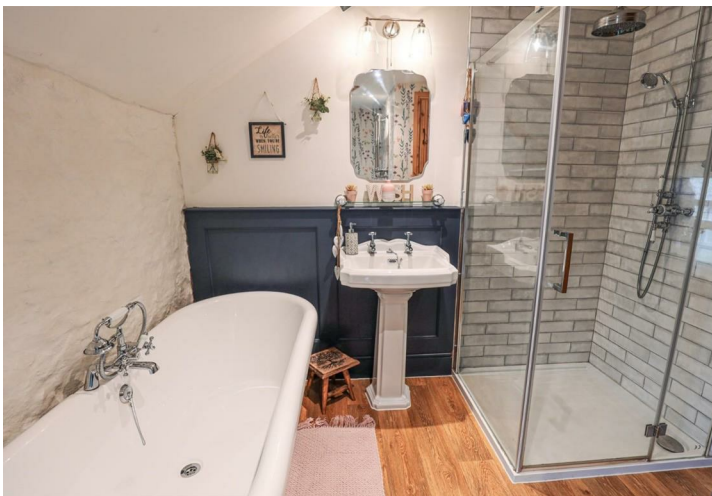
A central uPVC door leads through into the lounge which is a delightful generous sized reception room, featuring two sash windows overlooking the south-facing front garden with stone sills. A focal feature to this room is the freestanding multi-fuel burner set on a slate hearth with floating timber mantle and bespoke shelving to either side. A staircase leads to the first floor with useful understairs storage cupboard housing the 'Alpha' gas combi boiler.

The lounge opens into the kitchen/dining room enjoying a wealth of original features to include; exposed ceiling beams and flagstone flooring. The kitchen is fitted with a range of shaker style wall and base units with butchers block solid work surfaces and a freestanding 'Kenwood' 5-ring gas cooker to remain, There is space for a freestanding washing machine and tall fridge freezer. From here a stable door leads out onto the garden with sash window overlooking.

To the first floor are two double bedrooms, both enjoying a lovely outlook over the south facing garden with sash windows. The principal bedroom has exposed floorboards with an alcove for freestanding wardrobes and benefits from air conditioning and exposed ceiling beams.

Both double rooms have shared use of the luxurious 4-piece family bathroom which has been newly fitted with a contemporary suite to include; roll-top bath with hand-held shower over, broad double shower enclosure with dual shower over featuring part tiled and panelled walls. There is a bespoke fitted overstairs cupboard and an opaque sash window is to the front.

Scope to extend (subject to any appropriate consents).



GARDENS AND GROUNDS

Rhoslwyn sits in the centre of St. Brides Major village with off-road private parking for two large vehicles and gated access leads to the south-facing fully landscaped garden. This fully enclosed entertaining space benefits from morning through to evening sun and has been beautifully landscaped to offer raised borders, lawned areas and a shingle dining area. The boundary leads up to Penylan Road with planting within the embankment. This L-shaped garden benefits from a large timber storage shed to remain and has gated access leading to the driveway with additional area for a vegetable garden/recycling area.

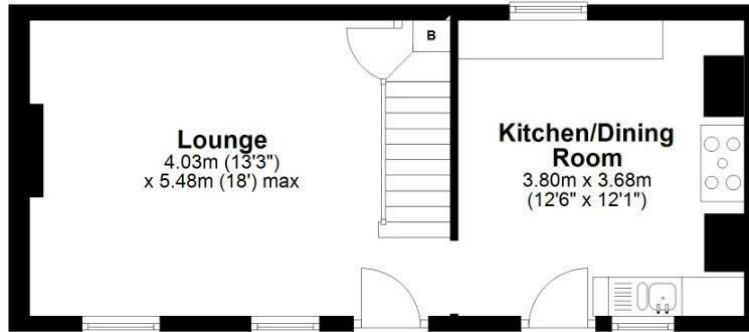
ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas fired combi central heating boiler. Council Tax Band E.



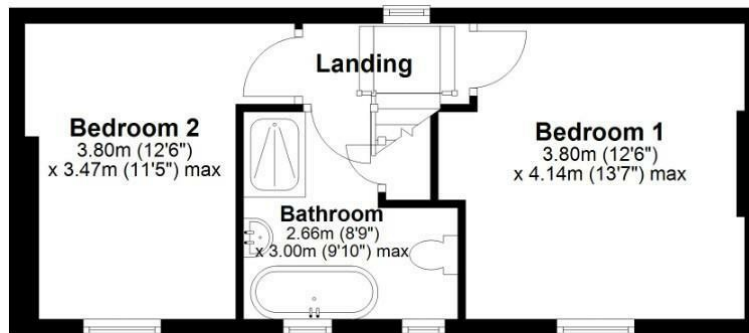
Ground Floor

Approx. 36.4 sq. metres (391.9 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.5 sq. feet)



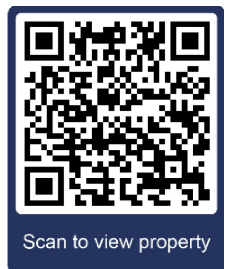
Total area: approx. 71.9 sq. metres (774.3 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Rhoslwyn, St Brides Major

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)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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