



Grove House, 29 Old Port Road
Wenvoe, Vale of Glamorgan, CF5 6AL

Watts
& Morgan



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Guide price: £625,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

An exceptional 4 bedroom property in this popular village, to the edges of the Vale of Glamorgan and within easy reach of Cardiff and the M4. Significantly extended accommodation blends period features with modern conveniences to provide a superb family home. Lounge with wood burner, second sitting room. Stunning kitchen/living/dining space with bi-fold doors looking out over, and opening onto, the rear garden. Also ground floor WC/shower room and utility room. To the first floor: two superb principal bedrooms both with fitted wardrobes, third double bedroom overlooking the rear garden and a fourth single bedroom/study. Contemporary bathroom with bath and shower and adjacent, separate WC. Driveway parking to the front; wonderfully simple, enclosed landscaped garden with lawn and seating areas.

Directions

Cardiff Centre Centre: 6 miles

M4 Motorway, J33: 4.7 miles

Penarth Town Centre: 7.5 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

About the property

Located to the heart of Wenvoe village, Grove House is understood to have been built in the mid 1920's adjoining an older stone built cottage. In more recent years, the accommodation has been significantly extended and effortlessly blends original, period features with a modern style and the conveniences required these days. An entrance hallway with checkered tiled floor features a staircase running to the first floor bedrooms and doors leading to the lounge, to the second sitting room and to the kitchen/dining space to the rear. A further door opens into the ground floor WC and shower room. The family lounge has a square bay with double glazed windows overlooking the front garden and, as a focal feature, a cassette style wood burner is recessed into the chimney breast flanked to both sides by shelved alcoves. A second large reception room again looks to the front elevation and has a central chimney breast with gas fire flanked by shelving. Both these rooms - and the utility room - feature the same wonderfully toned original wood block flooring. A more recent addition to the property, the kitchen/living/dining room is a superb multi-purpose family space. An extremely stylish modern kitchen looks on to the living/dining area having bi-fold doors looking out to the rear garden; vertical glazed floor to ceiling windows provide further natural light. The kitchen includes a very good range of units with 'Miele' appliances to remain including: oven, microwave/grill combination oven, warming drawer, both gas and electric hobs and integrated dishwasher. Space remains for a tall freestanding fridge/freezer. French oak flooring extends throughout this room. An adjacent utility room includes additional storage and space/plumbing for a washing machine and a dryer.



Central landing area has doors leading to all four bedrooms and to the family bathroom. The two largest bedrooms are both especially generous in size, both looking to the front elevation and both including a comprehensive range of fitted wardrobes. A third double bedroom overlooks the rear garden while a fourth single bedroom, to the side elevation, includes fitted wardrobes and is currently used as a home study. The family bathroom is to the rear of the property and is of a modern design with bath and shower cubicle. There is an adjacent, separate WC.

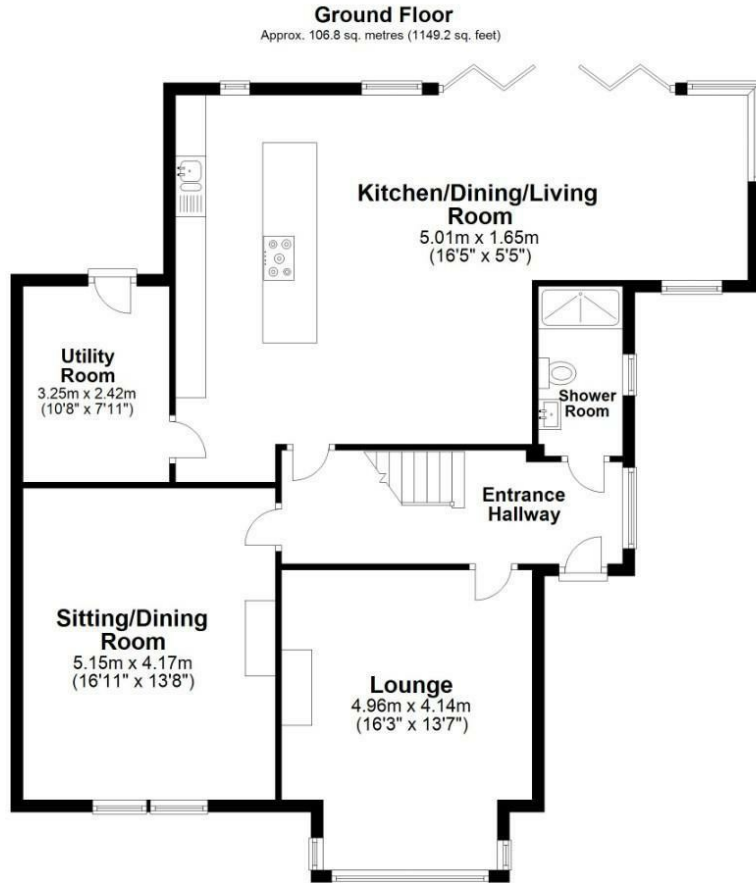
Garden & Grounds

A pull-in from Old Port Road leads to a pillared gateway opens onto a paved driveway to the side of the property. A low level wall divides the drive from the enclosed front garden whilst the generously proportioned front garden is screened from Old Port Road by stone walling with mature hedging atop. This deep front garden is mainly laid to lawn with a paved area immediately fronting the two principal reception rooms.

The driveway runs to the side of the property to the principle entrance door and continues, via a gated entrance, into the rear garden. The wonderfully sheltered, enclosed landscaped garden includes paved seating areas positioned to catch the morning and afternoon/evening sun leading onto a central lawn. The lawn, in turn, is edged by raised beds with striking planting.

Additional Information

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



Total area: approx. 180.8 sq. metres (1946.0 sq. feet)

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

29 Old Port Road, Wenvoe

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	80
(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.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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