



Plot 1 Cottrell Gardens  
Bonvilston, Vale of Glamorgan, CF5 6FX

Watts  
& Morgan







# Plot 1 Cottrell Gardens

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**Guide price: £699,950 Freehold**

5 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A brand new distinctive, detached home at the entrance to the this development enjoying views, to the east, over Cottrell Park Golf Club and with a westerly facing garden to the rear. Hallway, cloakroom, lounge, study / second sitting room, kitchen-living-dining room and utility room. Principal bedroom with en suite shower room, four further bedrooms and family bathroom. Enclosed garden to rear with lawn and patio area; detached double garage with parking in front.



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## Directions

Cowbridge Town Centre – 5.2miles

Cardiff City Centre – 7.8 miles

M4 Motorway, Miskin Junction 34 – 3.9 miles

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## Summary of Accommodation

### About the property

Plot 1 Cottrell Gardens is at the very entrance to this new development with a frontage positioned to catch the morning sun and enjoying views from the first floor over Cottrell Park Golf Club. To the rear, the property has a fine westerly aspect to catch the afternoon and evening sun. A covered porch opens into a central, ground floor hallway from which stairs lead to the first floor and doors lead off to all the principal ground floor rooms. A lounge looks to the front elevation with a square bay window facing out onto the access path to the property. There is a second reception room – a versatile study/playroom – also looking to the front elevation while a kitchen/ dining space runs the width of the rear of the property. A broad window from the kitchen area, and bi-fold doors from the dining area, look out over and open onto the rear garden. The kitchen itself includes modern units with appliances to remain including hob (to be fitted), 'Siemens' double oven/microwave grill combi, fully integrated fridge, freezer and dishwasher. The adjacent utility room offers further storage, space and plumbing for a washing machine. To the ground floor there is in addition a cloaks cupboard to the hallway, a neat understairs store area and a ground floor WC accessible from the hallway.

To the first floor a spacious landing area has doors leading to all five bedrooms and to the family bathroom. The principal bedroom enjoys an easterly view looking out over the village lane and onto Cottrell Park Golf Club. The largest bedroom is a very good size and includes mirrored wardrobes and its own stylish en suite shower room. Four bedrooms are especially good doubles while the fifth bedroom is a good size single. The four largest bedrooms all include fitted wardrobes. The family bathroom features a bath and separate shower cubicle.

### Additional information

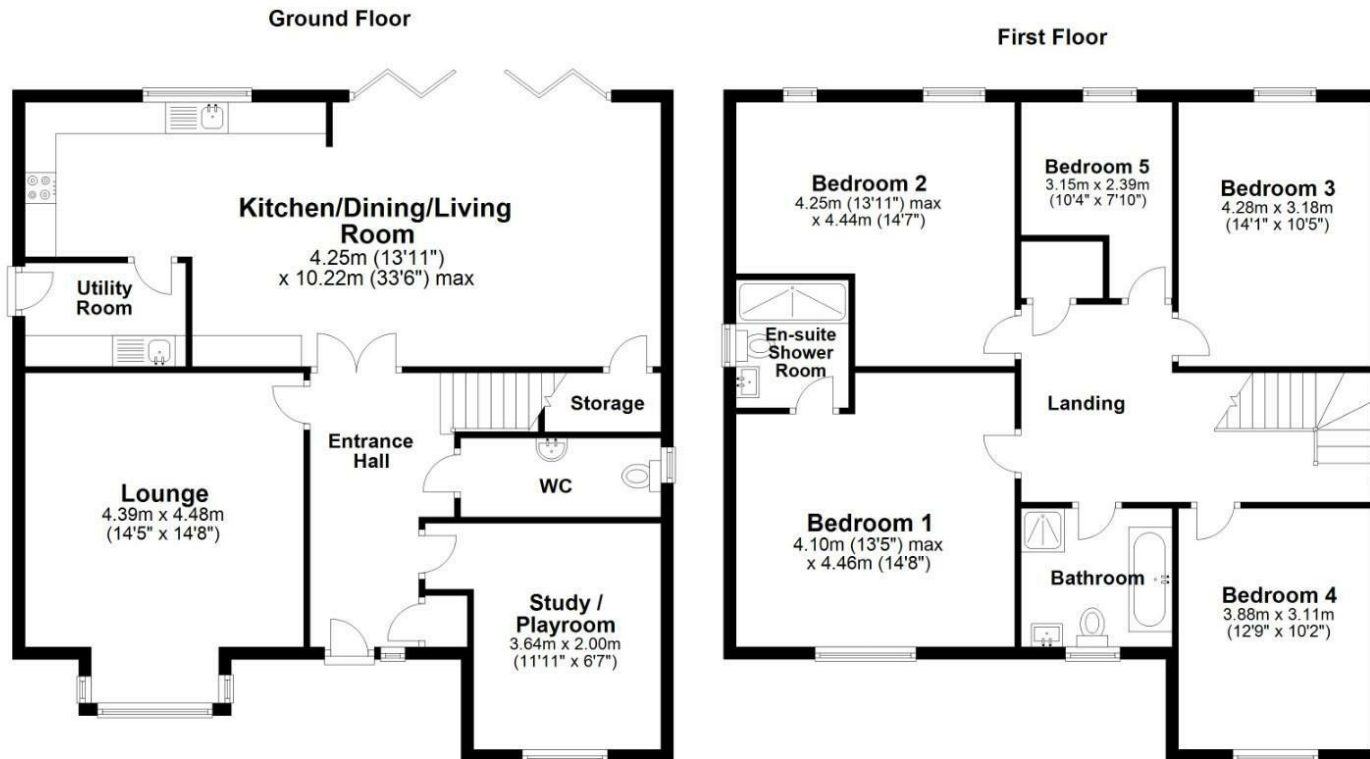
Freehold. All mains services connect to the property. Gas-fired central heating. Underfloor heating throughout the ground floor. Council tax: Band TBC

A sum is payable by all residents of Cottrell Gardens towards the upkeep of communal areas (amount to be confirmed).



## Garden & Grounds

The property is at the entrance to the development and is screened from the village lane by mature hedging. Access to the principal entrance doorway is via a footpath whilst there is vehicular access to the rear leading to the detached double garage for the property. The rear of the property enjoys a great westerly aspect with bi-fold doors opening from the kitchen/diner onto a paved patio area with lawned garden beyond. The rear garden is enclosed by fencing and a gated entrance leads to the driveway fronting the garage.

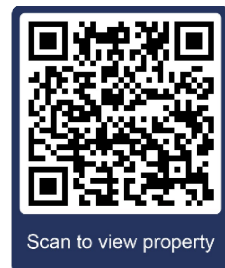


Total area: approx. 190.0 sq. metres (2044.7 sq. feet)

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



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



Scan to view property

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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