



Plot 41, Cottrell Gardens
Bonvilston, CF5 6FX

Watts
& Morgan

Plot 41 Cottrell Gardens, Bonvilston, Vale Of Glamorgan, CF5 6FX

Guide Price £749,950 Freehold

5 Bedrooms | 3 Bathrooms | 2 Rec Rooms
Double Garage

A brand new detached, 3-storey home at the centre to this development with a westerly facing garden to the rear.

Hallway, cloakroom with boot room, large lounge, open-plan kitchen-living-dining room and utility room.

Principal bedroom with en suite shower room, four further bedrooms and two bathrooms.

Enclosed garden to rear with lawn and patio area; detached double garage with parking in front.

Directions

Cowbridge Town Centre – 5.2 miles
Cardiff City Centre – 7.8 miles
M4 Motorway – 3.9 miles

ABOUT THE PROPERTY

Plot 41 Cottrell Gardens is at the centre to this new development with a frontage positioned to catch the morning sun. 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 broad window facing out onto the access path to the property.

The open-plan kitchen/ dining / living space runs the width of the rear of the property. A broad window from the kitchen and snug 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 be fitted.

The adjacent utility room offers further storage, space and plumbing for a washing machine.

To the ground floor there is in addition a boot room to the hallway, and a ground floor WC.

To the first floor, a spacious landing area has doors leading to three of the largest bedrooms, to the family bathroom and to the second floor.

The principal bedroom enjoys an easterly view looking out over the development. The largest bedroom is a very good size and includes mirrored wardrobes and its own stylish en suite shower room. The family bathroom features a bath and separate shower cubicle.

The second floor landing leads to two double bedrooms which have shared use of the interconnecting en-suite shower room.

GARDENS AND GROUNDS

The property is at the centre to the development with nearby communal open space. 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.



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.

