



4 Court Close, Cottrell Gardens,
Bonvilston, Vale Of Glamorgan, CF5 6FX

Watts
& Morgan



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Guide Price £535,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

An extremely well-presented detached family home located in the desirable Cottrell Gardens Development in Bonvilston. Built in 2022 with high quality, luxury fittings throughout and many added extras. Within a short drive to Cardiff City Centre, the M4 and Cowbridge schooling. Accommodation comprises; entrance hallway, cloakroom/WC, generous lounge, contemporary open-plan kitchen/diner/living room with doors to rear garden and utility. First floor landing; principal bedroom with en-suite shower room, three further bedrooms along with a sleek 3-piece bathroom. Externally enjoying a landscaped rear garden with patio area, lawn and raised planted borders. Side driveway with parking for 2/3 vehicles leading to single detached garage with electric door. Viewing highly recommended to appreciate this high specification home. EPC Rating; 'B'.

Directions

Cowbridge Town Centre – 5.2 miles

Cardiff City Centre – 10.9 miles

M4 Motorway – 4.1 miles

Your local office: Cowbridge

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E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

Built by Acorn Property Group in 2022, offering a bespoke collection of homes 'individually designed with modern living in mind including high-quality fitted kitchens with energy saving kitchen appliances. Open plan living spaces and oversized windows, make each home feel light, spacious and airy.'

A broad composite door leads through into the welcoming entrance hallway with a carpeted staircase with classic oak balustrade leading to the first floor. Offering a large walk-in understairs storage cupboard with lighting and hanging rail for cloaks. A contemporary 2-piece cloakroom/WC serves the ground floor.

Stylish 'LVT' flooring has been fitted to the ground floor with under-floor heating.

The lounge is a generous reception room enjoying a floor to ceiling front-facing tilt and turn window providing ample natural light.

Spanning the width of the property, and to the rear, is the kitchen/diner/living room with sliding door access onto the garden.

The kitchen has been fitted with a stunning 'Sigma 3' kitchen offering a range of handle-less wall and base units with quartz surfaces, matching upstands, splash-back and under-counter LED lighting. A range of 'Siemens' appliances to remain to include; touch-screen double oven, micro/grill, 4-ring induction hob, dishwasher, fridge/freezer and a 'Neff' coffee machine. Also a sunken single sink unit with inset quartz drainer. From the kitchen/diner, the broad sliding doors enjoy open views across the Cottrell Park Golf Course.

Adjacent to this room is a useful utility room with plumbing and space for two appliances, additional worksurface space and one large cupboard houses the 'Worcester' gas boiler. A courtesy door leads out to the side driveway and detached garage.

To the first floor landing, an airing cupboard houses the hot water tank and a loft hatch gives access to the loft space.

The principal bedroom is a good size double bedroom with double doors opening onto a Juliette glass balcony offering superb views over greenery and the Cottrell Park golf course beyond. This room benefits from its own contemporary 3-piece en-suite shower room with large double shower.

Three further good sized bedrooms, two being double rooms and one single bedroom, all have shared use of the sleek 3-piece family bathroom.



GARDENS AND GROUNDS

4 Court Close is neatly positioned within this popular development in Bonvilston, backing onto greenery and with the golf course beyond.

A long driveway runs the length of the property providing parking for 2/3 vehicles leading to a detached single garage, with electric-operated door plus pedestrian door with power and lighting.

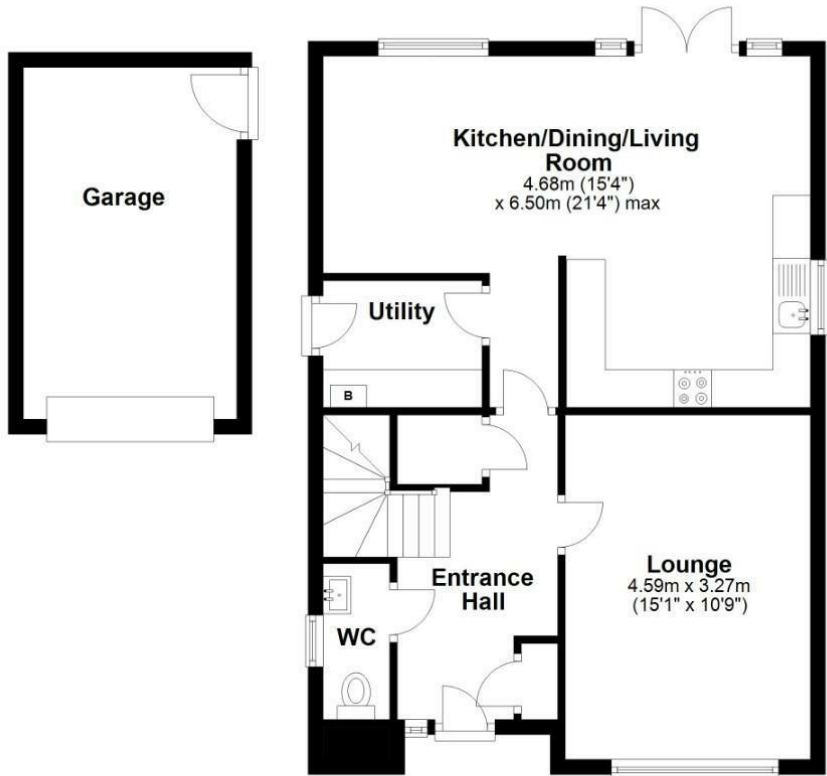
The gardens to front and rear have been landscaped to offer a footpath to the front door with lawned frontage, and to the rear a side gate leads to the rear garden with patio area, lawned section and an additional patio to the bottom of the garden which enjoys the morning through to afternoon sun. The garden presents raised planted borders with a courtesy door leading into the garage.

ADDITIONAL INFORMATION

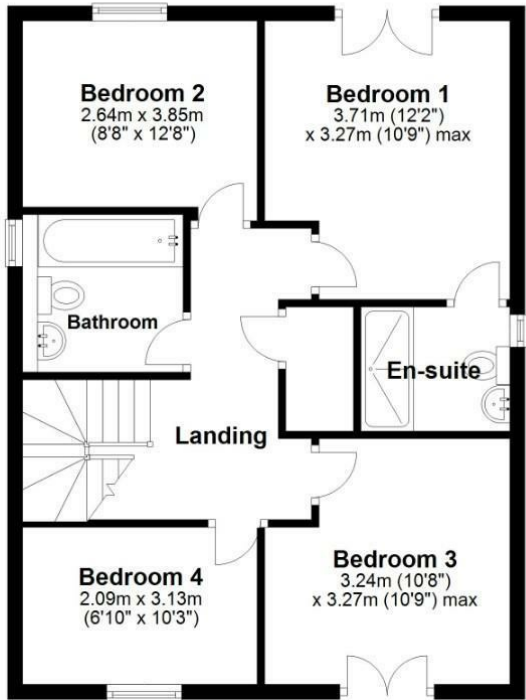
All mains services connected. Gas fired central heating boiler. Under-floor heating throughout the ground floor. Freehold. Council Tax Band F. 10 year 'build zone' structural warranty (2022) and sprinkler system installed to Welsh legislation. 'Hikvision' CCTV system and alarm to remain, plus 'Heatmiser' wireless programmable thermostat installed. All electronically-operated 'Abode' blinds to remain.



Ground Floor
Approx. 73.0 sq. metres (786.1 sq. feet)



First Floor
Approx. 57.3 sq. metres (616.2 sq. feet)



Total area: approx. 130.3 sq. metres (1402.4 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) A		94
(81-91) B	84	
(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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