



15 Nantlais
Corntown, Vale Of Glamorgan, CF35 5SA

Watts
& Morgan



15 Nantlais

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£525,000 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A DETACHED FAMILY HOME & BUILDING PLOT (with outline planning permission). Accommodation currently includes living room, kitchen/dining space, utility room and cloakroom. Principle bedroom with en-suite shower room and walk-in wardrobe. 3 further bedrooms and a modern family bathroom. Driveway parking and detached double garage, patio and particularly large lawned garden to rear.



Directions

Cowbridge Town Centre – 5.1 miles

Cardiff City Centre – 18.0 miles

M4 Motorway – 6.5 miles

Your local office: Cowbridge

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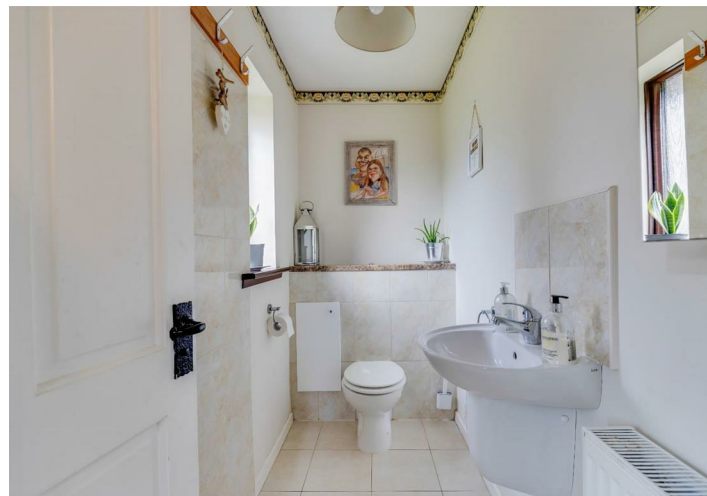


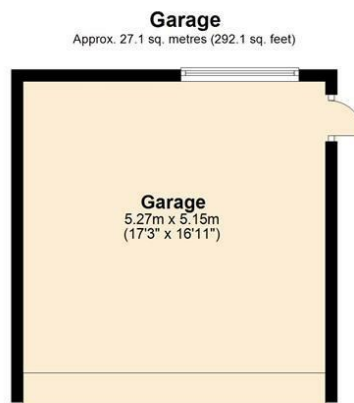
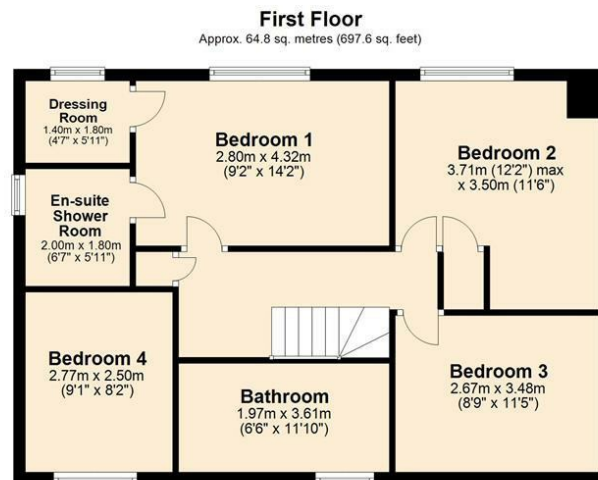


Summary of Accommodation

About The Property

- * No.15 Nantlais is set on a spacious, generous plot within a cul de sac close to the edge of the village of Corntown.
- * The property was built in the mid 1970s and offers spacious family accommodation with a large garden (close to 0.2 acres in total)
- * The accommodation has been modernised in recent years and yet has further scope to extend if ever required.
- * Entrance porch, with cloakroom off, leading to central ground floor hallway.
- * From the hallway, stairs lead to the first floor while doors lead into the family lounge and into the kitchen-living-dining space.
- * The family lounge runs the depth of the property with window to the front elevation and sliding doors to the rear opening to a paved patio area with lawned garden beyond.
- * To the corner of the sitting room is a contemporary wood burning stove recessed within a modern fireplace and resting within a flagstone hearth. Wood burner is available by separate negotiation.
- * The kitchen-living-dining space is a large room positioned to the rear of the property with windows to one side elevation and double doors opening to the rear patio with garden beyond.
- * It has a distinct kitchen area and is open plan to the dining-living area with room for a family size table
- * The kitchen includes a range of fitted units with a range cooker, American style fridge/freezer and dishwasher all available by separate negotiation.
- * An adjacent utility room has space and plumbing for a washing machine/dryer; a door from the utility area leads to the side elevation.
- * To the first floor all bedrooms are accessed from the central landing area. The largest of the bedrooms is to the rear of the property and is a good double room. It has its own contemporary en-suite and also a walk-in wardrobe.
- * Of the three further bedrooms, two of these are good double rooms and the fourth is a large single.
- * All share use of a contemporary family bathroom with freestanding modern bath and deep broad walk-in shower cubicle.





Total area: approx. 162.9 sq. metres (1753.7 sq. feet)

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

Garden & Grounds

- * The property itself is set within a plot of about 0.2 of an acre in total.
- * There is an area of lawn to the front of the property with steps leading down from the pavement frontage to the property itself.
- * A driveway sweeps around to the side of the property and includes 2 parking spaces fronting the detaching garage.
- * Detached garage (approx. max. 5.2m x 5.1m) is entered via an up and over door and has power connected and eaves storage.
- * Beyond the garage, to its rear, is a wonderfully sized garden primarily laid to lawn
- * A paved seating area directly to the rear of the property looks out over the lawn, accessed from both the kitchen-dining room and the family lounge.

Additional Information

Freehold. All mains services connect to the property. Gas-fired 'combi' central heating. Council Tax Band: G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(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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