



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

Watts
& Morgan



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Bonvilston, Vale Of Glamorgan, CF5 6FX

Guide Price £450,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Room

A contemporary three bedroom property located in the highly desirable Cottrell Gardens Development in Bonvilston.

Benefiting from a substantial plot, neatly positioned within a small close. Potential for further development or building plot to the side (subject to necessary planning consent).

Built in 2022 with high quality and luxury fittings throughout, and modern living in mind. Within a short drive to Cardiff City Centre, the M4 motorway and Cowbridge schooling. Accommodation comprises; entrance hall, cloakroom/WC, lounge and kitchen/dining room plus a utility room. Three bedrooms; one with en-suite shower room, and a 3-piece family bathroom.

Externally enjoying private driveway parking for four vehicles, low maintenance frontage and a large rear garden with paving.

No ongoing chain. EPC Rating; 'B'.



Directions

Cowbridge Town Centre – 5.2 miles

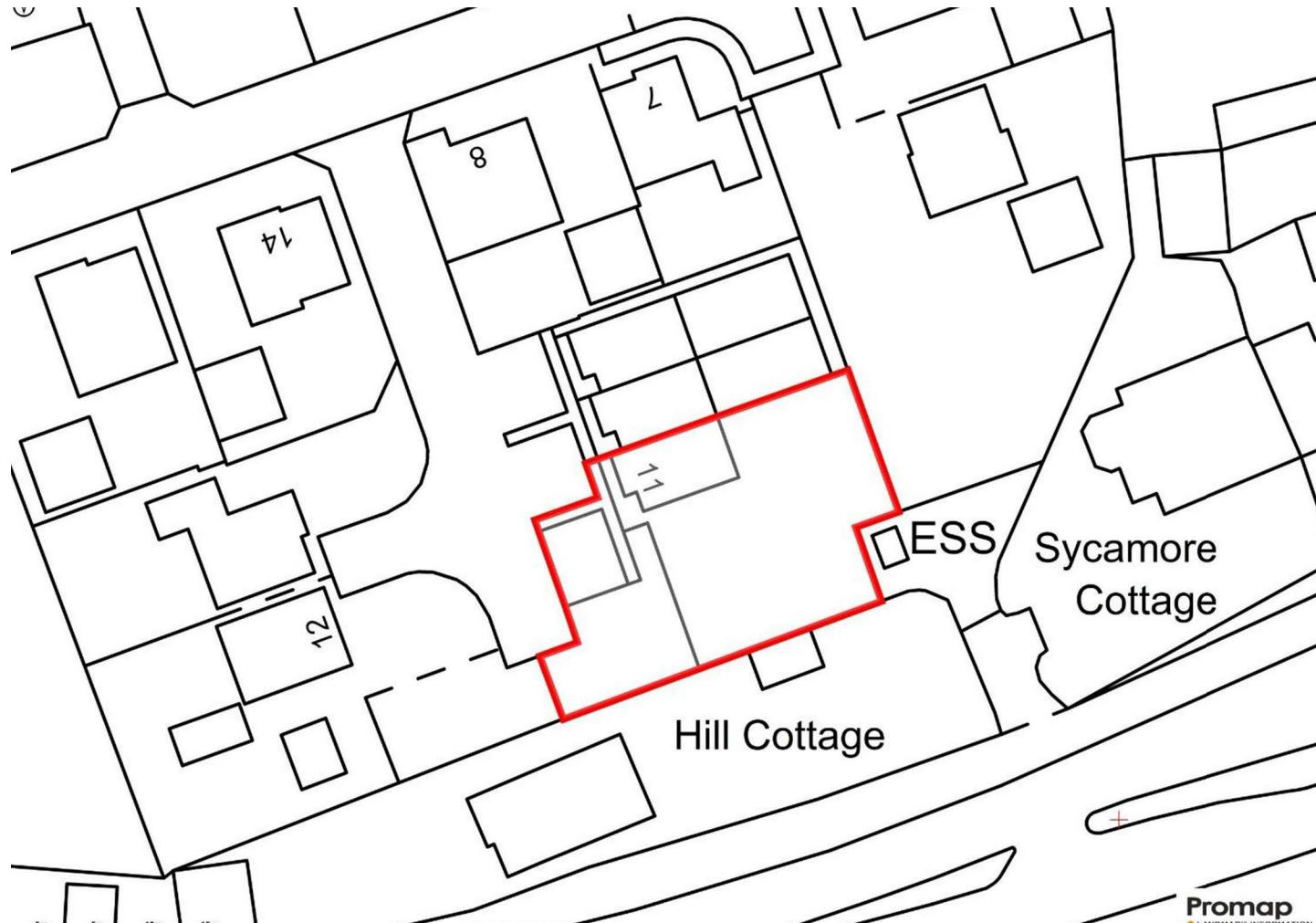
Cardiff City Centre – 10.9 miles

M4 Motorway – 6.2 miles

Your local office: Cowbridge

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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 canopied entrance with composite door leads into the hallway fitted with Karndean 'LVT' flooring and a carpeted staircase leads to the first floor with oak balustrade. On offer is an under-stairs storage cupboard with adjacent 2-piece cloakroom/WC.

To the front of the property lies the neutrally decorated lounge offering a broad aluminium window with continuation of Karndean flooring, and a bespoke media wall.

Spanning the width of the property to the rear lies the kitchen/dining room fitted with a range of 'Sigma-3' contemporary matt handle-less wall and base units, with co-ordinating central island and stone work surfaces. Enjoying a range of integral energy-efficient 'Siemens' appliances to include; fridge/freezer, dishwasher, 4-ring induction hob and touch-screen oven/grill with extractor hood over. Further presenting; a single stainless steel sink unit with mixer tap over and inset stone drainer. This superb entertaining room offers continuation of Karndean flooring with ample space for dining furniture. Contemporary double aluminium doors open out onto a large garden and patio area combining 'inside/outside' living with two full length windows also providing ample natural light to the kitchen/dining room. Located just off from the kitchen is the utility room which features additional wall and base units, plus one large cupboard houses the 'Worcester' gas-fired boiler. The utility has been fitted with an additional stainless steel sink unit with mixer tap over and plumbing is provided for appliances.

To the first floor is a spacious landing area with area for storage, a loft hatch gives access to the loft space and a large airing cupboard houses the hot water tank with hanging rail and shelving for laundry.

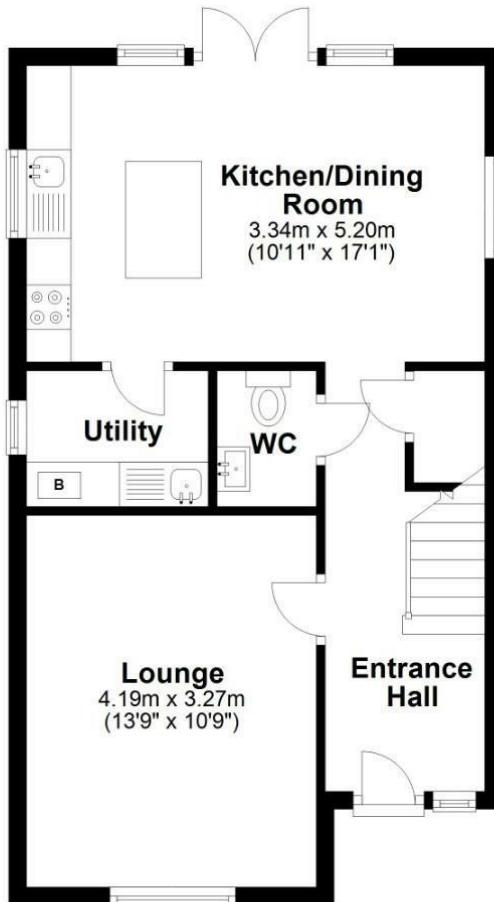
The principal bedroom is located to the front of the property and benefits from an oversized aluminium window fitted. This main bedroom offers a range of fitted wardrobes and leads into a contemporary en-suite shower room with walk-in shower.

Bedroom Two is another generous double bedroom; and the third bedroom, a single room, enjoys a lovely outlook over the garden. The family bathroom presents a 3-piece white suite comprising; tiled bath with shower over, wall-mounted wash hand basin and WC, with one mirrored wall and a chrome heated towel rail.



Ground Floor

Approx. 45.9 sq. metres (494.3 sq. feet)

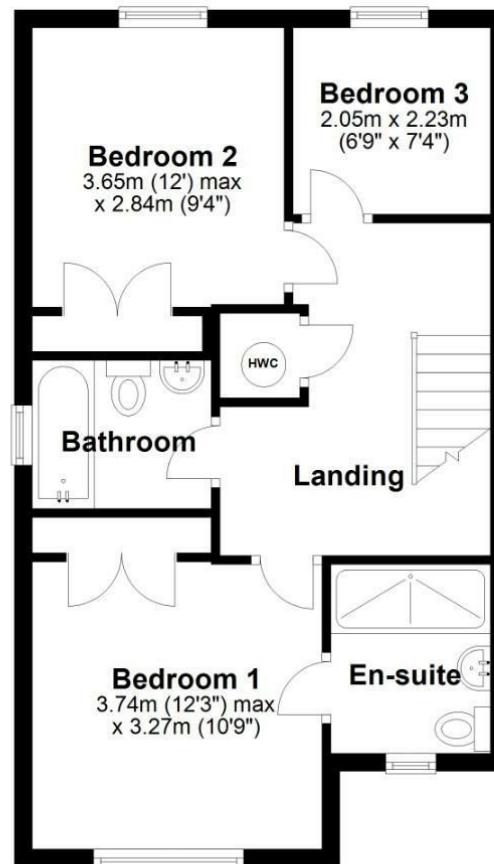


Total area: approx. 91.6 sq. metres (986.3 sq. feet)

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.

First Floor

Approx. 45.7 sq. metres (492.0 sq. feet)



GARDENS AND GROUNDS

11 Court Close is neatly tucked away off the cul-de-sac, shared with four other properties, with block paviour private parking for four vehicles with electric charging point to remain. Gated side access leads to the rear of the property. Additionally the plot extends to the lawn to the front. Potential for further development or building plot to the side (subject to necessary planning consent).

To the rear of the property lies a substantial L-shaped garden with patio area providing ample space for Al-Fresco dining. The rest of the garden is laid to lawn, and is a blank canvas for any garden enthusiast, which enjoys a wonderful south-facing aspect.

ADDITIONAL INFORMATION

All mains services connected. Gas fired central heating boiler. Under-floor heating throughout the ground floor. Freehold. Council Tax Band E.

10 year 'build zone' structural warranty (2022) and sprinkler system installed to Welsh legislation.



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 95 |
| (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 | |



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