

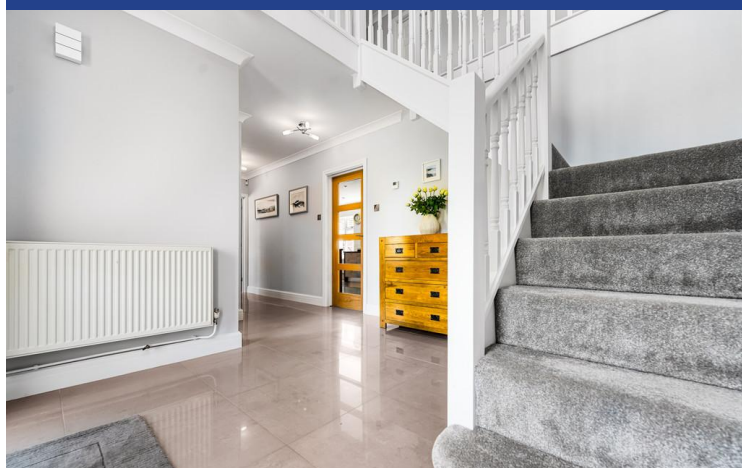
# 6 Village Farm, Bonvilston, Cardiff, CF5 6TY



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£799,950**



Detached House

5

2

3

4

# Property Description

\*\* IMMACULATE FIVE BEDROOM DETACHED HOME  
\*\* RARELY AVAILABLE \*\* QUIET CUL-DE-SAC \*\*  
DOUBLE GARAGE \*\* MGY are extremely pleased to offer this exceptional five bedroom executive detached home situated in an idyllic cul-de-sac location within the popular village of Bonvilston. The property is located in a semi-rural location amongst beautiful countryside and only a short drive to nearby Cowbridge which serves a variety of local amenities, restaurants, and public houses, plus ideal transport links via the A48 to the M4 Motorway. The accommodation briefly comprises: entrance hallway, sitting room, study, kitchen/breakfast room, utility room, WC/cloakroom, lounge/dining/family room and large conservatory. To the first floor are five double bedrooms including principle with en-suite, plus the luxury family bathroom. Outside there are stunning private gardens, large driveway and detached double garage. EPC: C

Tenure Freehold

Council Tax Band H

Floor Area Approx 2633 sq.ft.

Viewing Arrangements  
Strictly by appointment

## LOCATION

Bonvilston is a village in the Vale of Glamorgan, boasting great transport links into Cardiff (10.4 miles), Barry (5.9 miles) and Bridgend (10.9 miles). The village is situated on the A 48 about four miles east of Cowbridge. The village has two pubs, The Red Lion, The Aubrey Arms and Cottrell Park Golf Club with two eighteen hole golf course. There is a corner shop called the old village shop and St Mary's parish church. The surrounding area consists of rolling countryside with picturesque views. Bonvilston is situated in the heart of the rural Vale of Glamorgan with the Heritage coastline just a few miles to the south and is also in the catchment for Cowbridge's highly regarded secondary school.

## ENTRANCE

Entered via spacious driveway with parking for approximately 5 vehicles, leading to double garage. Mainly laid to lawn to front with mature hedge borders and gated access to rear garden. Paved pathway to newly fitted composite front door.

## HALLWAY

21' 9" x 10' 6" (6.63m x 3.21m)  
A beautiful entrance hallway with glazed oak doors to sitting room, kitchen/breakfast room and study. Radiator. Tiled flooring. Two storage cupboards. Feature staircase to first floor with galleried landing.

## SITTING ROOM

18' 10" x 17' 2" (5.76m x 5.24m)  
uPVC double glazed bay window to front aspect overlooking the front garden. Media wall with feature electric fireplace. Radiator.

## STUDY

11' 7" x 7' 3" (3.54m x 2.21m)  
uPVC double glazed bay window to front. Radiator. Tiled flooring. Fitted base and wall units.

## KITCHEN/BREAKFAST ROOM

18' 10" x 11' 8" (5.75m x 3.58m)  
A modern, recently fitted 'Sheraton' kitchen to include a wide range of base and eye level units incorporating stainless steel sink with complementary work surfaces and drainer. Fitted 'Neff' induction hob with extractor fan over. 'Neff' Oven and 'Neff' combination microwave oven, integrated fridge/freezer and 'Bosch' dishwasher. Space for American fridge/freezer or table and chairs. Tiled flooring and splash backs. Radiator. Spotlights. Two uPVC double glazed windows to rear. Doors to lounge/dining/family room and utility room.

## UTILITY ROOM

8' 2" x 8' 2" (2.50m x 2.49m)  
Modern base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Space for washer/dryer. Tiled

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flooring and splash backs. Gas central heating boiler. uPVC double glazed window and composite door to rear garden. Door to WC.

### CLOAKROOM

8' 2" x 2' 9" (2.51m x 0.84m)

Low level WC and vanity enclosed wash hand basin. Tiled flooring and splash backs. Radiator. uPVC double glazed obscure window to side.

### LOUNGE/DINING/FAMILY ROOM

22' 8" x 22' 6" (L-shaped) (6.91m x 6.88m)

A superb open-plan family space with uPVC double glazed bay window to front plus window and 3 leaf bifold doors to rear conservatory. Oak effect laminate flooring. Feature wood burning stove with bath stone surround and hearth. Two radiators

### CONSERVATORY

19' 3" x 12' 11" (5.87m x 3.95m) max

A stunning conservatory with uPVC double glazed windows to all aspects. French patio doors to rear. Tiled flooring. Radiator.

### FIRST FLOOR

#### LANDING

Galleried landing with doors to five double bedrooms and family bathroom. uPVC double glazed window to front. Double doors to storage cupboard. Loft access with pull down ladder (centrally boarded).

### BEDROOM ONE

14' 9" x 14' 2" (4.50m x 4.34m)

A large principle bedroom with fitted wardrobes to one wall. uPVC double glazed window to front. Radiator. Door to:

### EN-SUITE

16' 0" x 8' 2" (4.89m x 2.50m)

Another well proportioned room with suite comprising; Villeroy and Boch low level WC, bidet, vanity enclosed wash hand basin, fitted bath and separate shower cubicle. Two towel radiators. Fully tiled walls and flooring. Spotlights. Extractor fan. uPVC double glazed obscure window rear. Airing cupboard housing hot water tank.

### BEDROOM TWO

12' 3" x 12' 1" (3.75m x 3.69m)

uPVC double glazed window to rear. Fitted wardrobes to one wall.

### BEDROOM THREE

11' 0" x 10' 5" (3.37m x 3.18m)

uPVC double glazed window to front. Radiator.

### BEDROOM FOUR

12' 4" x 10' 5" (3.77m x 3.18m) max

Fitted wardrobes to one wall. uPVC double glazed window to front. Radiator.

### BEDROOM FIVE

10' 5" x 8' 3" (3.18m x 2.53m)

Fitted wardrobes to one wall. uPVC double glazed window to rear. Radiator

### BATHROOM

9' 5" x 8' 2" (2.89m x 2.49m) max

A luxury suite to include low level Roca WC, Roca vanity enclosed wash hand basin, bath and fitted shower cubicle with rainhead and handheld shower attachment. Spotlights. Extractor fan. Towel radiator. Fully tiled walls and flooring. uPVC double glazed obscure window to rear.

### OUTSIDE

#### REAR GARDEN

Private, peaceful and immaculately presented rear and side gardens, mainly laid to lawn with a variety of colourful mature hedges and shrubs. Paved patio areas with sunny seating area to side. Boundary fence with gated access to driveway and double garage. Outside tap. External lighting.

### DOUBLE GARAGE

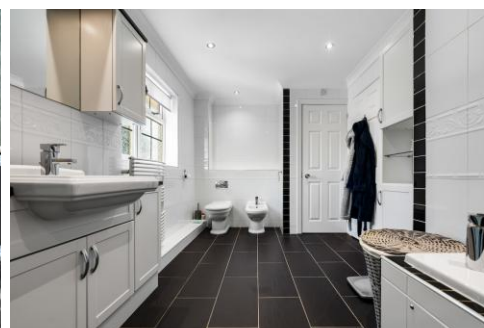
21' 0" x 20' 0" (6.41m x 6.11m)

A large detached garage with up and over electric door. Double glazed window and pedestrian door to side, window to rear. Light and power. Water supply. Loft access.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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