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Nantlais, Corntown, Vale of Glamorgan

Offers over £750,000

 **pablack**

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About the property

This is a wonderful opportunity to acquire a modern five/six bedroom detached family home positioned in an elevated position within a quiet cul-de-sac on the outskirts of Corntown Village in the Vale of Glamorgan. The current owner has meticulously designed the layout and living spaces to maximize natural light, far-reaching views, and create numerous social areas perfect for a growing family. Every ground floor room features doors leading outside, enhancing the indoor-outdoor living experience.

The private and tranquil rear garden is adorned with mature trees and shrubs, offering a serene environment with countryside views. The property includes driveway parking and a double garage. Inside, you will find three reception rooms and a spacious kitchen/dining area. Upstairs, there are five/six bedrooms, each with its own unique view. Excellent size master bedroom set into double height with exposed beamwork. The luxurious en-suite boasts a freestanding roll-top bath, and there is an impressive family bathroom as well. Additional features include a utility room and a downstairs cloakroom. The Village of Corntown is a popular residential area on the fringe of the Vale of Glamorgan and includes a community hall, public house (The Golden Mile Inn), sports ground, cricket pavilion and a golf course and driving range nearby. The property is also within the catchment area for Cowbridge Comprehensive School.

Accommodation

Entrance Hall

Enter via fully glazed front door with fixed glass panes in to spacious hallway. Wood tiled flooring. stairs rising to the first floor and access to all ground floor rooms

Lounge

21' 2" x 11' 4" max (6.45m x 3.45m max)
Dual aspect view with large wooden framed window to the front elevation, with sliding double glazed patio doors leading to the rear garden with further window. Fitted carpets, wood burner effect gas fire inset in fireplace with mantel. Double glazed doors opening to the kitchen /dining room

Kitchen /Dining Room

20' 3" x 15' 5" max (6.17m x 4.70m max)
Fitted with a range of shaker style cupboard and drawer base units with matching wall mounted cupboards, complimenting work surfaces over and matching central island unit offering additional storage. Stainless steel sink and drainer. 5 ring Rangemaster set into an alcove with contrasting tiled splashback and integrated dishwasher. Tiled flooring double glazed window plus patio doors opening out to the rear patio area. The kitchen is open plan to the dining room.

Utility Room

Continuation of the wooden floor tiles from the hallway. Double glazed window to the front aspect, radiator, wall mounted "BAXI" boiler. Space and plumbing for washing machine and dryer. Small loft hatch





Cloakroom

Comprises wash hand basin, w.c, wooden panelling to the walls, radiator, tiled flooring and double glazed window to the front aspect

Snug

13' 10" x 9' 5" (4.22m x 2.87m)
Sunny room to the front of the property with window to the side and patio doors opening on to a raised patio area. Wooden flooring

Sitting Room

13' 11" x 11' 9" (4.24m x 3.58m)
Good sized additional reception room, currently utilised as a home office, positioned at the rear of the property with patio doors opening out on to a rear patio area and the rear garden with additional fixed glazed panels. Continuation of wooden flooring

First Floor Landing

Accessed via straight staircase from hallway. Fitted carpets, loft hatch and doors to all first floor rooms



Master Suite

13' 11" x 13' 10" (4.24m x 4.22m)
Excellent size double bedroom set into double height with exposed beam work. Fitted double glazed Velux window into eaves with electric blind, double doors opening to Juliet Balcony overlooking the mature rear garden and beyond to neighbouring fields. Fitted carpets. Door to

Master Suite Bathroom

Fitted with a stylish four piece suite. Designed to maximise the far reaching views. A freestanding roll top bath is positioned with a view through a pretty arched window. Large shower cubicle with "raindance" shower plus handheld attachment. Traditional column horizontal radiator with towel rail, cushioned flooring and console wash hand basin, w.c. Exposed beams

Bedroom Two

11' 4" x 10' 3" upto wardrobes (3.45m x 3.12m upto wardrobes)
Built in wardrobes plus additional built in storage cupboard. Fitted carpets and double glazed windows to the rear with countryside views



Bedroom Three

11' 5" x 9' 11" max (3.48m x 3.02m max)
Box bay window to the front elevation. Radiator, carpets, built in storage

Bedroom Four

12' 2" x 9' 5" (3.71m x 2.87m)
Large double glazed window to the rear with countryside and garden views. Radiator and carpets

Bedroom Five/ Dressing Room

Currently utilised as a dressing room with range of wardrobes, hanging rails and shelving but could be changed to use as additional bedroom. Carpets and double glazed window to rear

Bedroom Six

8' 2" x 6' 3" (2.49m x 1.91m)
Single bedroom with double glazed window to the front with views, radiator and carpets



Family Bathroom

Spacious bathroom fitted with a three piece suite comprising bath with overhead shower and glass shower screen, oval wash hand basin set in vanity unit and low level w.c. Fitted with Amtico flooring, large obscure glazed window to the front, shaver point and traditional radiator and towel rail.

External

Double Garage & Driveway

A double garage accessed via two fob operated up and over doors. Light and power. Pedestrian door and window to the rear. Driveway parking in front of double garage for several cars

Front Garden

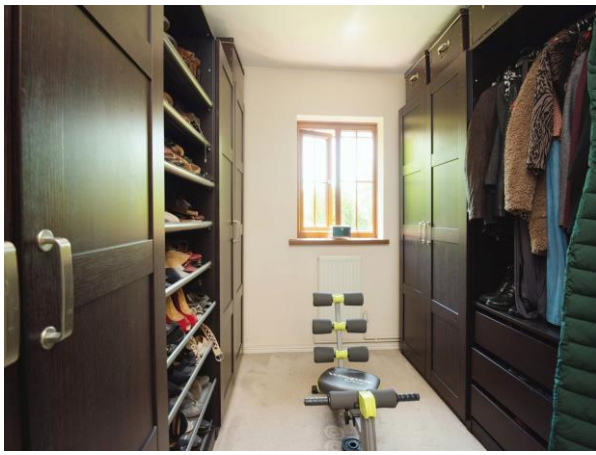
The front garden is bound by hedge and mature trees providing privacy for the home. Lawned areas flank the driveway and a paved footpath encircles the entire property. Behind the garage there is a small area that could be used as a vegetable patch, space for shed, or a private area connected to the snug which also has a patio area accessed through patio doors. Steps to front door



Rear Garden

Mature trees and lush plants form a natural sanctuary, their vibrant greenery stretching out towards open fields that blend seamlessly with the horizon. Here, birdsong fills the air, creating a soundtrack to this garden. Paved paths weave through, connecting the front of the house from both sides. This tranquil haven, primarily a verdant lawn across two gentle levels, features a patio area that spans the entire width of the house. This sun terrace, accessible from the lounge, kitchen/dining room, and living room, serves as a perfect vantage point to soak in the peaceful ambiance of this wonderful outdoor space.







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