



2 Village Farm

Bonvilston, Cardiff, CF5 6TY

Offers In Excess Of £740,000

HARRIS & BIRT



An excellent opportunity to purchase this five bedroom, executive, detached home. Situated in an idyllic location within the popular Village Farm development in Bonvilston. The property is located in a semi-rural spot across the countryside just a short drive to Cowbridge and all its amenities as well as Culverhouse Cross and Cardiff on its doorstep. The accommodation briefly comprises; entrance hall, kitchen/breakfast room, WC, open plan living/dining room, orangery and study to ground floor. To the first floor are two en suite bedrooms a further three double bedrooms and a family bathroom. The outside has well landscaped private gardens, plenty of off road, driveway parking and an integral double garage.

The facilities in Bonvilston include parish church, Red Lion pub, village hall (known as the Bonvilston Reading Rooms) and village shop. Just down the road is Cottrell Park Golf Club with two eighteen hole golf courses. The village lies mid way between the capital of Cardiff and the market town of Cowbridge. In Cowbridge can be found an excellent range of local facilities including schooling of excellent reputation (Bonvilston is in catchment for Cowbridge's highly regarded secondary school), a wide range of shops both local and national, library, health centre, sporting and recreational facilities including leisure centre, rugby club, golf club, cricket club, tennis club etc. Just a few minutes drive to the east is a major out of town shopping centre at Culverhouse Cross with shops including Marks & Spencer, Tesco etc. The good road network brings major centres within easy commuting distance including Cardiff, Bridgend and Swansea.

- Attractive Detached Property
- Open Plan Sitting/Dining Room Through Orangery
- Double Garage & Off Road Parking
- Excellent School Catchment Area
- Easy Access to M4 Corridor
- Five Good Sized Bedrooms
- Four Reception Rooms
- Pretty Front & Rear Gardens
- Popular Village Location
- EPC Rating: D

## Accommodation

### Ground Floor

#### **Entrance Hall 13'9" x 11'6" (4.19m x 3.51m)**

The property is entered via solid front door with decorative glazed side panels into entrance hall. Stairs to first floor. Fitted carpet. Pendant ceiling light. Doors to all ground floor rooms.

#### **Study/Snug 11'3" x 13'11" (3.43m x 4.24m)**

Large window overlooking front. Wood block parquet floor. Radiator. Pendant ceiling light.

#### **Kitchen/Breakfast Room 28'3" x 12'5" (8.61m x 3.78m)**

Modern kitchen with features to include; a range of wall and base units in cream gloss with laminate work surfaces over and tiled splashbacks. Inset single bowl sink with curved mixer tap and draining grooves. 'Stoves' range cooker with five ring induction hob and electric ovens with extractor hood over. Undercounter integrated dishwasher behind matching decor door. Fitted unit comprising storage and full height integrated fridge and freezer behind matching decor doors with plinth lighting. Worksurface overhang offering breakfast bar seating. Window overlooking rear garden. Door to rear patio. Tiled floor. Ceiling spotlights. Radiator. Door to WC.

#### **WC 3'2" x 8'2" (0.97m x 2.49m)**

Low level dual flush WC and wall mounted wash hand basin with mixer tap and tiled splashback. Plumbing for freestanding washing machine. Continuation of tiled floor from kitchen. Obscure glazed window to rear. Radiator. Pendant ceiling light.

#### **Living/Dining Room 23'3" x 24'3" (max) (7.09m x 7.39m (max))**

Feature fireplace containing inset coal effect fire set on a granite hearth with decorative mantel and surround. Large window overlooking front garden. Fitted carpet. Radiator. Ceiling spotlights. Open to dining area with French doors opening onto rear patio. Space for table and chairs. Door to kitchen. Large opening through to orangery.

### **Orangery 21'8" x 10'2" (6.60m x 3.10m)**

Glazing to all sides set on dwarf wall with double doors opening onto rear garden. Pendant ceiling light with fan. Two radiators. Tiled floor. Large opening through to kitchen.

### **First Floor**

#### **Landing 28'3" x 3'4" (8.61m x 1.02m)**

Half turn staircase on ground floor leads up to first floor landing. Fitted carpet. Large window to front. Loft access hatch. Pendant ceiling lights. Recessed double storage cupboard housing hot water tank and shelving. Doors to all first floor rooms.

#### **Master Suite Bedroom 13'7" x 23'8" (4.14m x 7.21m)**

Dual aspect windows to front and side. Walk in closet. Fitted carpet. Two radiators. Pendant ceiling lights. Door to;

#### **Master En Suite Bathroom 7'20" x 8'7" (2.13m x 2.62m)**

Three piece suite in white comprising; panelled bath with jacuzzi jets, mixer tap and wall mounted mains connected shower behind folding shower screen, wall hung vanity unit containing inset double length sink with curved mixer tap and storage underneath. Low level dual flush WC. Obscure glazed window to rear. Tiled floor. Fully tiled walls. Vertical towel warmer. Ceiling spotlights. Extractor fan.

#### **Suite Bedroom Two 12'10" x 12'3" (3.91m x 3.73m)**

Large window overlooking rear garden. Recessed wardrobe with mirrored sliding doors. Fitted carpet. Radiator. Pendant ceiling light. Doorway to;

#### **En Suite Bathroom Two 6'7" x 8'7" (2.01m x 2.62m)**

Three piece suite in white with features to include; panelled bath with mixer tap, shower hose and showerhead attachment with glass screen. Fitted vanity unit containing inset sink with mixer tap and storage underneath. Low level dual flush WC. Obscure glazed window to rear. Wood effect laminate floor. Fully tiled walls. Radiator. Pendant ceiling light.

#### **Bedroom Three 12'10" x 11'1" (3.91m x 3.38m)**

Large window overlooking front. Fitted carpet. Radiator. Pendant ceiling light.

### **Bedroom Four 8'10" x 11'1" (2.69m x 3.38m)**

Large window overlooking front. Full width fitted wardrobes with mirrored doors. Fitted carpet. Radiator. Pendant ceiling light.

### **Bedroom Five 8'5" 8'7" (2.57m 2.62m)**

Window overlooking rear garden. Radiator. Fitted carpet. Pendant ceiling light.

### **Bathroom Three 7'7" x 8'7" (2.31m x 2.62m)**

Three piece suite in white with features to include; panelled bath with mixer tap, shower hose and shower head attachment behind folding shower screen. Pedestal wash hand basin with mixer taps. Low level WC. Obscure glazed window to rear. Wood effect laminate floor. Fully tiled walls. Radiator. Pendant ceiling light.

### **Outside**

The property is set back from the road via a brick laid driveway with parking for multiple vehicles leading to integrated DOUBLE GARAGE with electric door and power and light. Door to rear. Free standing oil boiler. Pedestrian side gate off the drive into rear garden. The rear garden is mainly laid to lawn with fence and mature high hedge borders. Private and secluded patio with access from the kitchen and orangery stepping up to further area of patio with a timber storage shed. Storage space with oil tank. Outside tap.

### **Services**

Mains electric, water and sewerage connect to the property. Oil-fired central heating via boiler housed to garage. UPVC double glazing throughout.

### **Directions**

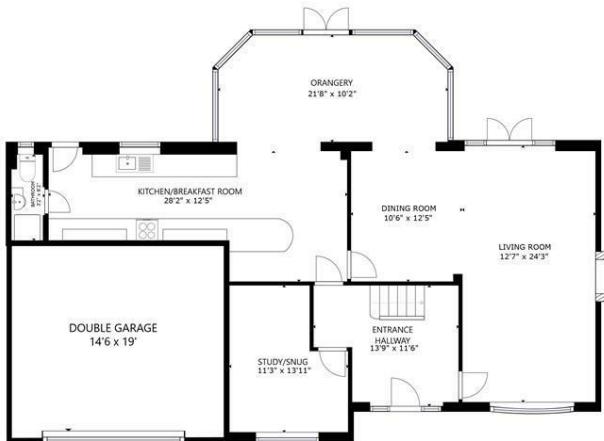
From our offices at 65 High Street, Cowbridge turn left and up the High Street to the traffic lights. Go straight across and up the hill onto the A48 towards Cardiff. Enter Bonvilston passing the parish church and The Red Lion on your left hand side and turn next left into Maes-Y-Fynnon. Take the first left into Village Farm and the first right into the small cul de sac. Number 2 is the first property on your right hand side, feel free to park on the drive.











FLOOR 1



FLOOR 2



GROSS INTERNAL AREA  
FLOOR 1: 1281 sq ft, FLOOR 2: 1363 sq ft  
TOTAL: 2644 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## HARRIS & BIRT

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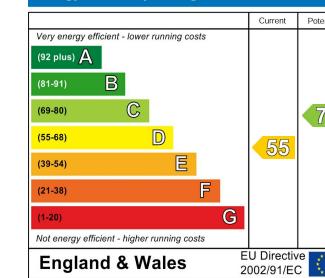
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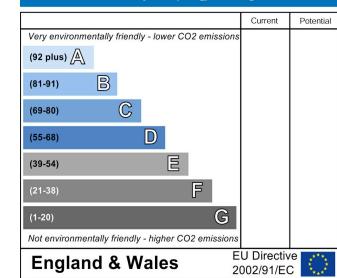
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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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