



4 Village Farm

Bonvilston, CF5 6TY

Offers In Excess Of £699,950

HARRIS & BIRT



Stylishly refurbished, modernised, detached, property set on small cul-de-sac in a well regarded location midway between the market town of Cowbridge and the capital city of Cardiff and within easy commuting distance to major centres. The accommodation has been well appointed through and briefly comprises: entrance hall, sitting room, living room, study, WC, kitchen/breakfast room, utility room and conservatory to the ground floor. Upstairs offers spacious landing, master bedroom with en suite, a further three double bedrooms and a family bathroom. Outside enjoys the benefit of off road parking via brick laid driveway for several vehicles, garage, pretty front garden and a private and enclosed rear garden and patio.

Local facilities include the village General Store, the Red Lion, Bonvilston Reading Rooms/Village Hall and Cottrell Park Golf Course. Just a few minutes drive down the road is the market town of Cowbridge with its excellent facilities including Cowbridge High School and this property lies within the catchment area for that school. In the other direction is the capital city of Cardiff with the major out-of-town shopping centre at Culverhouse Cross including Marks & Spencer, Tesco, etc. Easy access to the A48 and M4 brings major centres including Cardiff, Swansea, Bridgend, Llantrisant, Barry, etc. all within comfortable commuting distance.

- Spacious Detached Property
- Four Reception Rooms
- Off Road Driveway Parking
- Popular Cul De Sac Location
- Well Regarded Cowbridge School Catchment
- Four Double Bedrooms
- Garage
- Enclosed Rear Garden & Patio
- Excellent Transport Links
- EPC Rating - D

Accommodation

Ground Floor

Entrance Hall 9'9" (max) x 16'6" (max) (2.97m (max) x 5.03m (max))

The property is entered via solid front door with opaque glazed vision panel to side into entrance hall. Stairs to first floor. Recessed storage cupboard. Part tiled, part engineered wood floor. Radiator. Pendant ceiling light. Doors to all ground floor rooms.

Sitting Room 10'6" x 17" (3.20m x 5.18m)

Window overlooking the front. Fitted storage unit. Wood effect laminate floor. Pendant ceiling light. Door to garage.

Living Room 13'1" x 18'10" (3.99m x 5.74m)

Large window overlooking the front garden. Central feature fireplace containing freestanding cast iron multifuel stove set on slate hearth tiles with wood mantle over. Continuation of wood flooring from hall. Radiator. Decorative wall lights.

Study 6'10" x 7'3" (2.08m x 2.21m)

Window overlooking side. Continuation of wood flooring from hall. Radiator. Pendant ceiling light. Door to WC.

WC

Modern two piece suite in white with features to include: low level dual flush WC and vanity unit containing inset sink with mixer tap and storage underneath. Window to side. Decorative floor tiles. Part tiled walls. Radiator. Pendant ceiling light.

Kitchen/Dining Room 12'7" (max) x 23'8" (max) (3.84m (max) x 7.21m (max))

Shaker style kitchen in cream with features to include; a range of wall and base units with granite work surfaces over and matching upstands. Inset 1.5 bowl sink with curved mixer tap. Counter top four ring induction hob with granite splashback and wall mounted extractor hood over. Eyeline electric oven and grill. Undercounter integrated dishwasher behind matching decor door. Large window overlooking rear garden. Breakfast bar seating on worksurface overhang. Sliding doors into conservatory. Pendant ceiling lights. Radiators. Tiled floor. Ample space for table and chairs in the dining area. Door into;

Utility Room 7'9" x 7'4" (2.36m x 2.24m)

Range of base units with laminate work surfaces over. Single bowl stainless steel sink with curved mixer tap and draining grooves. Freestanding Worcester oil boiler. Space for undercounter washing machine and tumble dryer. Decorative obscure glazed door to side patio. Continuation of flooring from kitchen. Pendant ceiling light.

Conservatory 14'3" x 12'0" (4.34m x 3.66m)

Glazed to all sides standing on dwarf wall with French doors opening onto rear garden. Fitted blinds to ceiling with ceiling light and fan. Wood effect laminate floor. Radiator.

First Floor

Landing 9'7" (max) x 19'0" (max) (2.92m (max) x 5.79m (max))

Stairs from ground floor onto first floor landing.

Fitted carpet. Recessed storage cupboard. Double airing cupboard housing hot water tank and storage. Loft access hatch. Pendant ceiling light. Window to front. Doors to all first floor rooms.

Master Bedroom 11'5" x 14'9" (3.48m x 4.50m)

Large window overlooking the rear garden. Double fitted wardrobes with sliding doors. Fitted carpet. Radiator. Pendant ceiling light. Door to;

Master En Suite 5'11" x 9'4" (1.80m x 2.84m)

Modern en suite shower room with features to include; fully tiled corner shower cubicle with wall mounted mains connected shower, rainfall shower head and further shower head fitment. Low level dual flush WC. Vanity unit containing inset sink and storage underneath. Wall mounted vertical towel warmer. Obscure glazed window to rear. Terazzo style floor tiles. Part tiled walls. Pendant ceiling light. Shaving point.

Bedroom Two 13'6" x 11'6" (4.11m x 3.51m)

Large window overlooking front. Fitted wardrobes with mirrored sliding doors. Wood effect laminate floor. Pendant ceiling light.

Bedroom Three 12'11" x 11'9" (3.94m x 3.58m)

Large window overlooking the rear garden. Fitted wardrobes with sliding doors. Wood effect laminate floor. Pendant ceiling light. Radiator.

Bedroom Four 11'9" x 11'4" (3.58m x 3.45m)

Large window overlooking the front. Wood effect laminate floor. Pendant ceiling light. Radiator.

Bathroom Two 10'1" x 7'5" (3.07m x 2.26m)

Modern suite in white comprising panelled spa bath,

cantilevered low-level WC with concealed cistern, cantilevered bidet with concealed cistern, wash-hand basin, corner shower cubicle with Mira shower. Tiled floor. Walls fully tiled. Spot lighting to ceiling. Opaque glazed window.

Integrated Garage 8'10" x 18'0" (2.69m x 5.49m)

Internal doorway from utility room. Up and over electric garage door. French doors onto rear patio. Light and power.

Outside

To the front is a spacious brick laid drive offering off-road parking for several vehicles leading to the garage. Continuation of drive offering pathway to front door. The front garden is mainly laid to lawn with dwarf wall boundary and mature planted borders. Further pathway to side leading to a pedestrian side gate offering access to the rear garden. The rear garden is made private by a large conifer hedge to the rear and further fence boundaries to the side. A flat parcel of lawn with mature decorative planted borders leading to a rear patio. Further spacious side patio with storage space and oil tank. Outdoor power points. Storage to the side with timber garden shed.

Services

Mains drainage, electricity and water. Oil fired central heating via boiler housed to utility.

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 second property on your right hand side, feel free to park on the drive.













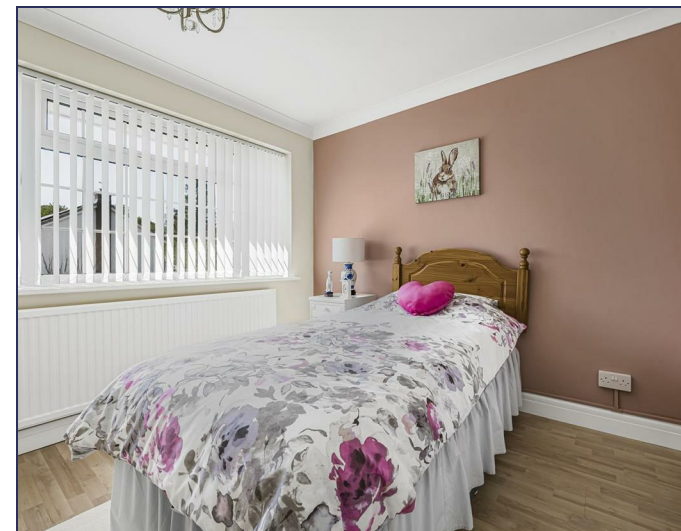
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA:
FLOOR 1: 1240 sq ft, FLOOR 2: 960 sq ft
EXCLUDED AREAS: GARAGE: 163 sq ft
TOTAL: 2200 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

65 High Street, Cowbridge, CF71 7AF

01446 771777 cowbridge@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF

02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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