



LITTLE OAK, 4 VILLAGE FARM, BONVILSTON, VALE OF GLAMORGAN, CF5 6TY

AN IMMACULATE, 4 BEDROOM FAMILY HOME CONVENIENT FOR BOTH COWBRIDGE & CARDIFF .

- Cardiff City Centre 8.1 miles
- Cowbridge 5 miles
- M4 (J34) 5 miles

Accommodation and amenities:

Porch • Hallway • Cloakroom • Lounge • Dining Room • Study • Kitchen-breakfast Room • Utility Room

Master Bedroom with En Suite Bathroom • Three Further Double Bedrooms • Family Bathroom

Driveway Parking • Double Garage • Enclosed, Sheltered Rear Gardens

EPC Rating: D



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Established 150 Years

1857 - 2007



SITUATION

The Village of Bonvilston is situated between the City of Cardiff and the Historic Market Town of Cowbridge and lies to either side of the A48 road which serves The Vale of Glamorgan. Bonvilston has long been regarded as one of the Vale of Glamorgan's most sought after residential areas, offering, as it does, a combination of individual old and new houses, situated amidst attractive, gently rolling countryside, yet with convenient access to Cardiff and transport networks. The Village itself includes public houses / restaurants, local shop.

DESCRIPTION OF PROPERTY

Little Oak is an immaculate family home in this popular development. It is one that must be viewed for the scope of the well maintained accommodation to be fully appreciated. To the ground floor an entrance porch connects into the central ground floor hallway with doors leading into a cloakroom, study/home office, to a lounge and also to a kitchen. The lounge is positioned to the front of the property and is a generous room with multi fuel stove within a recessed chimney breast to remain. Solid oak flooring to the hall extends into the study and to the lounge. From the lounge, double, glazed doors open into a dining room beyond which is a conservatory opening directly onto the garden. The dining room itself also links to the kitchen/breakfast room which is contemporary in style and includes a good range of units with Range cooker, dishwasher and fridge-freezer all to remain. A tiled floor, with under-floor heating in part, extends through to into the utility room with space and plumbing for appliances. The utility room also houses the oil central heating boiler. Both the utility room and the kitchen look over the rear garden. The ground floor also includes an additional reception room currently used as a study.

To the first floor are the four double bedrooms, two of which look to the front elevation and two to the rear. Three of the bedrooms include fitted wardrobe provision and the master bedroom, positioned overlooking the rear garden, includes an en-suite bathroom. The contemporary family bathroom, with underfloor heating, includes a whirlpool-type bath and separate shower cubicle.

GARDENS AND GROUNDS

From Village Farm, a drop-down kerb leads onto a broad, block-paved parking area directly fronting the garage. Paving continues to the side of the garage to the principal doorway and skirts past a lawned front garden with a feature "little oak" tree. The garage itself is accessed by twin up and over doors and is divided, in part, by a block wall.

To the rear of the property are sheltered garden spaces, there being a paved courtyard garden to the northern side of the property and a much larger mainly lawned garden to the rear being screened from Maes Y Ffynon behind mature conifer hedging. This is mainly laid to lawn but includes paved path and seating area and shrub beds.

TENURE AND SERVICES

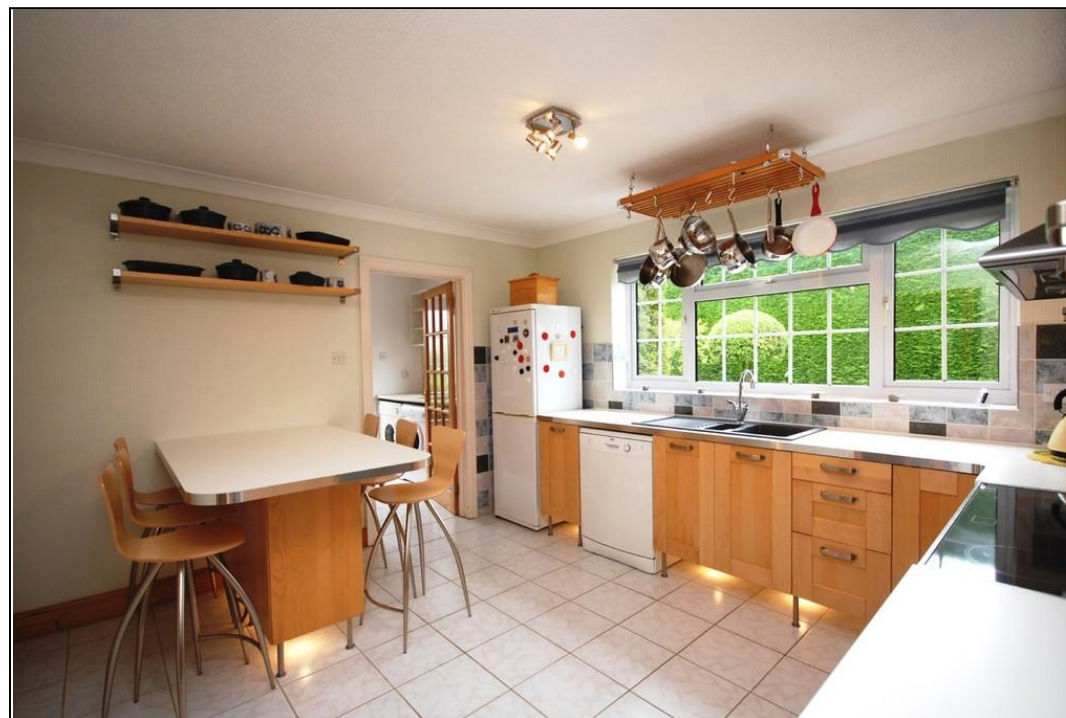
Freehold. Mains electric, water and sewerage connect to the property. Oil fired central heating. It is understood there is gas to the roadway fronting the property.

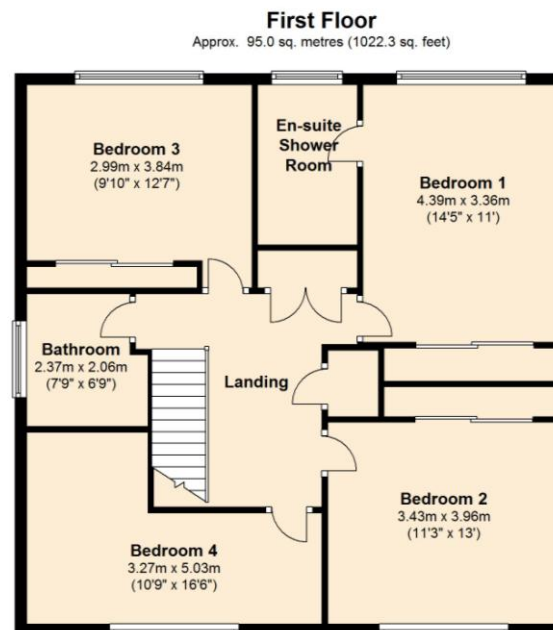
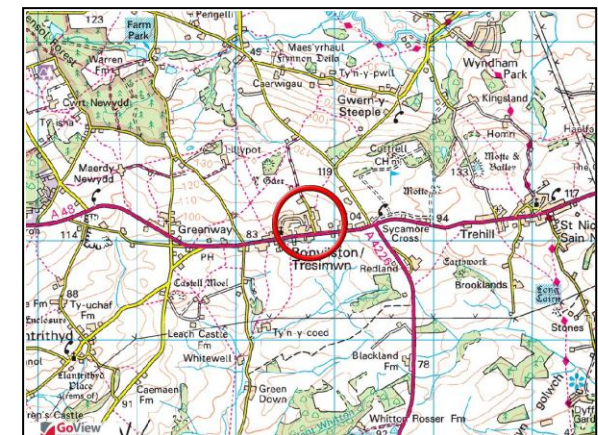
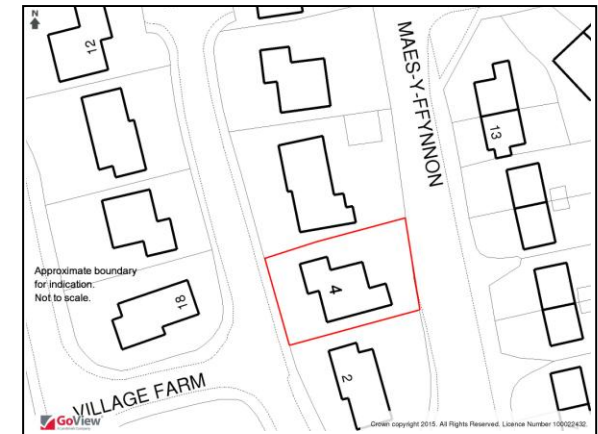
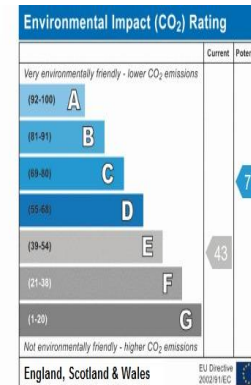
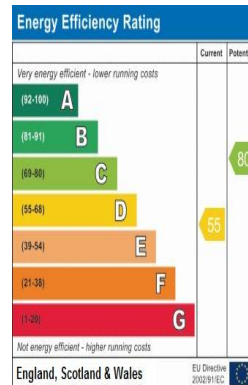
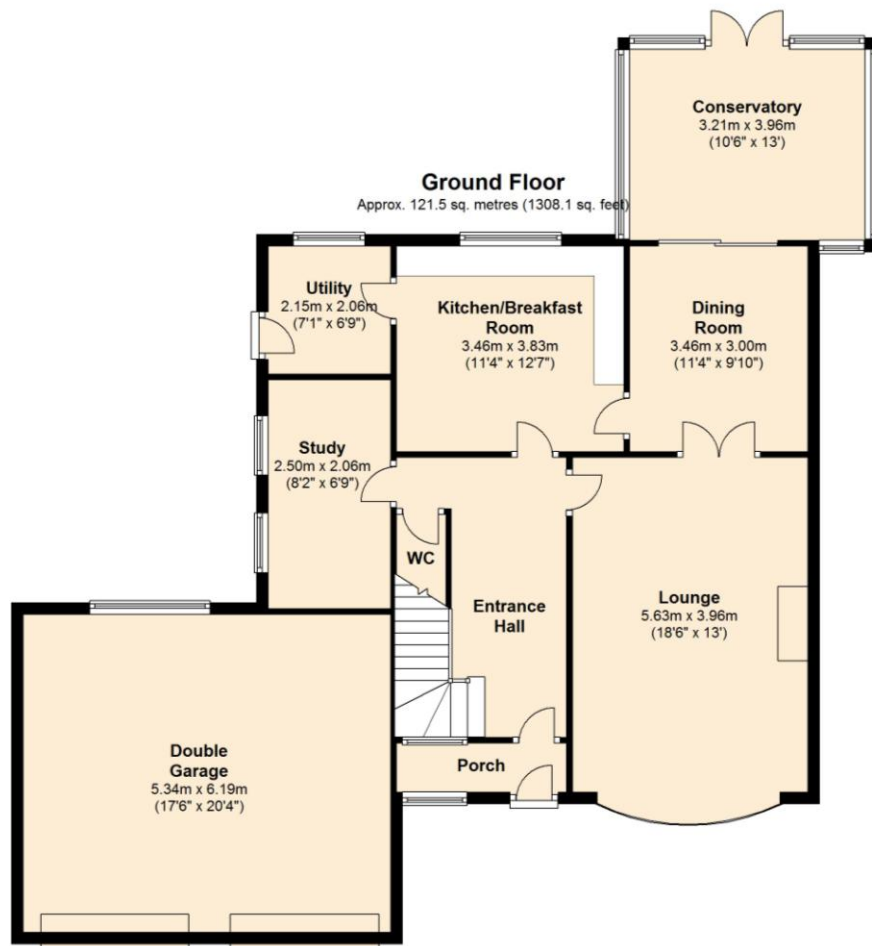
DIRECTIONS

From our High Street Office proceed in an easterly direction towards Cardiff, along the A48. On reaching the Village of Bonvilston pass the Red Lion Public House and take the next left into Maes Y Ffynnon; and the next left again into Village Farm. Bear right once in this cul de sac, to find Little Oak on your right.

PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.





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 part of any contract.



