



28 VILLAGE FARM, BONVILSTON, VALE OF GLAMORGAN, CF5 6TY

A FOUR BEDROOM, DETACHED FAMILY HOME WITH FINE VIEWS OVER OPEN FARMLAND
AND CONVENIENTLY LOCATED BETWEEN COWBRIDGE AND CARDIFF.

- Cardiff City Centre 8.1 miles
- Cowbridge 5 miles
- M4 (J33) 6.7 miles

Accommodation and amenities:

Hallway • Lounge • Dining Room • Second Sitting Room • Kitchen-breakfast Room • Utility Room • Shower Room / WC

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

Driveway Parking • Double Garage

Generous, Lawned Garden to Rear

EPC Rating: E 49



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Established 150 Years

1857 ~ 2007



SUMMARY

With fine views over farmland to the rear, a detached family home with considerable scope for extension and improvements (subject to any appropriate consents). Lounge opening to dining room with doors into garden, study / second sitting room, kitchen-breakfast room, utility room and also ground floor shower room / wc. Master bedroom with en suite bathroom, three further double bedrooms and bathroom. Driveway parking and double garage. Level, lawned garden to rear with an open aspect looking over farmland.

SITUATION

The Village of Bonvilston is situated midway 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 homes amidst attractive, gently rolling countryside, yet with convenient access to Cardiff and transport networks. The Village itself includes a public house and local shop. At the nearby Culverhouse Cross there is an out-of-town shopping centre which includes Marks and Spencer, Tesco and other national retail outlets.

TENURE AND SERVICES

Freehold. Mains electric, water and sewerage connect to the property. Oil-fired central heating.

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. No 28 is located close to the far end of this cul de sac, backing on to farmland.

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.

THE PROPERTY

HALLWAY

With straight-run staircase to first floor bedrooms and doors to lounge, kitchen and to second sitting room. One further door opens into a room housing the oil central heating boiler (new, 2015).

LOUNGE 17' 11" x 12' 9" (5.48m x 3.90m)

A generous living room with bow window looking into the front garden. A square arch opens into:

DINING ROOM 12' 7" x 11' 6" (3.86m x 3.52m)

Accessed from both the kitchen and the lounge and with sliding doors to the rear garden and views onto farmland.

KITCHEN-BREAKFAST ROOM 13' 10" x 11' 6" (4.23m x 3.51m)

Positioned to the rear of the property with broad window looking over back garden and onto farmland. Including an L-shaped run of units with ample space remaining for a dining table.

STUDY / SECOND SITTING ROOM 14' 8" x 7' 0" (4.48m x 2.14m)

An additional, adaptable second reception room looking over the front garden.

UTILITY ROOM

Space and plumbing for a washing machine; window and door looking over, and opening to, the rear garden.

SHOWER ROOM / WC

LANDING

With doors to all bedrooms and to bathroom. Storage cupboard; and separate airing cupboard with hot water tank.

MASTER BEDROOM 15' 4" x 10' 3" (4.69m x 3.13m)

Principal, double bedroom looking over the rear garden onto farmland.

EN SUITE BATHROOM Four-piece bathroom suite including bath, basin WC and bidet.

BEDROOM 2 14' 4" x 12' 8" (4.39m x 3.87m)

A second double bedroom - the largest of the four bedrooms - with fitted wardrobes to one wall.

BEDROOM 3 13' 10" x 9' 9" (4.24m x 2.99m)

Looking to the front elevation and with fitted wardrobes.

BEDROOM 4 10' 6" x 9' 5" (3.22m x 2.89m)

A fourth double room looking over the rear garden and onto farmland.

BATHROOM 9' 11" x 6' 11" (3.03m x 2.13m) Three piece bathroom suite.

GARDENS AND GROUNDS

From Village Farm, a drop down kerb opens onto a broad, off road parking area fronting the garage. A path runs past the sheltered, lawned front garden to the principal entrance doorway; and also, via a gated entrance, to one side of the property and onto the rear garden.

The rear garden is mainly laid to lawn and is edged by well tended flower and shrub beds. The rear boundary is fenced and beyond which is farmland.

GARAGE 16' 11" x 16' 9" (5.18m x 5.13m)

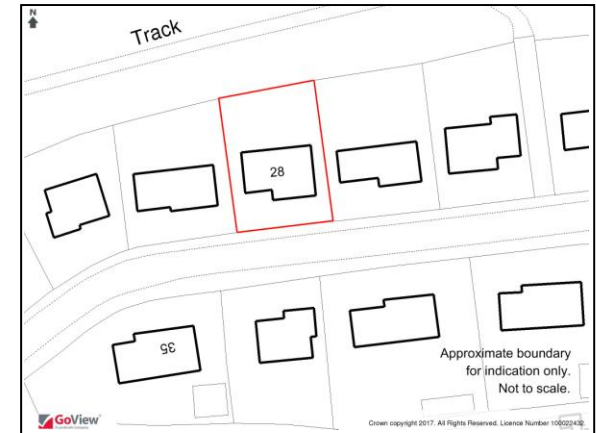
Accessed from the driveway parking area via an up and over door. With eaves storage space.

Approx. 112.6 sq. metres (1211.7 sq. feet)

The floor plan shows a property with the following rooms and features:

- Shower Room / WC**: Located at the top left.
- Utility Room**: Located at the top center, adjacent to the Shower Room / WC.
- Kitchen/Breakfast Room**: Located at the top center, adjacent to the Utility Room.
- Dining Room**: Located at the top right, adjacent to the Kitchen/Breakfast Room.
- Lounge**: Located at the bottom right, adjacent to the Dining Room.
- Sitting Room / Study**: Located at the bottom center, adjacent to the Lounge and Kitchen/Breakfast Room. It contains a staircase.
- Garage**: Located on the left side, adjacent to the Shower Room / WC and Utility Room.

The plan also indicates the presence of a front door, a rear door, and a garden area at the bottom.



Approx. 73.3 sq. metres (789.0 sq. feet)

