



Maes Y Ffynnon, Bonvilston

guide price £350,000

- Three bedroom Semi Detached On Large Plot
- Lounge, dining room, breakfast area/kitchen, downstairs W.C and modern family Bathroom
- Large rear garden and driveway parking for multiple vehicles
- Potential to reconfigure and extend (subject to necessary permissions)
- Excellent School Catchment. Council Tax Band - F
- EPC Rating: F



 3  1  3



About the property

Discover this charming semi-detached three-bedroom residence nestled on an expansive plot within the sought-after village of Bonvilston, ideally situated for easy access to both Cardiff and Cowbridge.

Significantly improved by the current owners over the years yet still offering ample opportunity for reconfiguration and expansion (subject to necessary approvals)

This well constructed home boasts a spacious layout featuring a welcoming lounge, separate dining room, a bright breakfast and kitchen area, and a convenient ground floor WC.

Upstairs, you will find two generously proportioned double bedrooms, a third, single bedroom complete with fitted wardrobes, and a newly renovated bathroom.

Outside, revel in the sprawling, low-maintenance garden, complete with a sizable storage shed and ample driveway parking for multiple vehicles.

Bonvilston Village, nestled between Cardiff and Cowbridge, sits along the A48 road, serving the Vale of Glamorgan. Renowned for its picturesque landscape and desirable homes, it offers residents easy access to Cardiff and transportation. Amenities include a local pub, bus stop and shop, with primary schools nearby feeding into the esteemed Cowbridge Comprehensive. Additionally, Culverhouse Cross features major retailers like Marks and Spencer and Tesco.



Entrance Porch

Tile effect cushioned flooring

Entrance Hallway

Laminate flooring, carpeted stairs rising to the first floor. Understairs storage, radiator and doors to all first floor rooms

Lounge

15' 1" x 12' max (4.60m x 3.66m max)
Laminate flooring, large double glazed window to the front aspect. Radiator

Dining Room

13' 3" max x 9' 4" max (4.04m max x 2.84m max)
Currently utilised as a home office. Laminate flooring, radiator and double glazed windows to both the front and rear aspect

Breakfast Area

12' 8" max x 6' 3" (3.86m max x 1.91m)
Tiled flooring, radiator. Double glazed window overlooking the rear garden. Door to Utility cupboard with space for housing dryer

Kitchen

12' x 8' 4" (3.66m x 2.54m)
Accessed via sliding door from breakfast area and with continuation of tiled flooring. Fitted with a range of wall and base units with work surface over. Cooker with overhead stove hood. Double sink and drainer. Space for washing machine, dishwasher and fridge/freezer. Double glazed window to the front

W.C

Accessed from the outer hall off the kitchen, which has a door leading to the rear garden and further window. Fully tiled walls and floor. W.C, Radiator and double glazed window to the rear.

First Floor Landing

Carpeted with double glazed window to the rear. Door to storage cupboard. Loft access and doors to all first floor rooms

Bedroom One

12' 9" x 12' (3.89m x 3.66m)
Double glazed window to the front. Fitted carpets and radiator

Bedroom Two

12' x 9' 4" (3.66m x 2.84m)
Double glazed window to the rear. Fitted carpets, radiator. Door to small cupboard with shelving

Bedroom Three

8' 6" x 7' 1" upto wardrobes (2.59m x 2.16m upto wardrobes)
Double glazed window to rear. Fitted carpets, radiator. Built in wardrobes. Door to further storage cupboard housing the boiler

Bathroom

Newly fitted bathroom suite in white, comprising "P" shape bath and overhead shower with curved glass shower screen. Wash hand basin set within vanity unit, concealed cistern w.c. Obscure glazed window to the front and tiled floor

Outside

Expansive frontage offering ample driveway space for multiple vehicles. Walled boundary and double timber gates providing access to the rear garden

To the rear is a large garden which is mainly laid to artificial grass, walled boundaries, pleasant countryside view, large storage shed. Raised flower beds and outside tap.

Floorplan



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