

Garth View, Llanwensan Farm Lane,

Peterston Super Ely, Vale of Glamorgan, CF72 8NU

Watts & Morgan



Garth View, Peterston Road,

Groesfaen, Pontyclun, CF72 8NU

Guide price: £650,000 Freehold

4 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Set within a wonderfully generous plot of close to 0.4 of an acre, Garth View is a detached true bungalow all on one level that must be viewed to be appreciated. The spacious accommodation of close to 1600sq.ft includes: living room with wood burner, dining room, kitchen/breakfast room, utility room with adjacent WC and shower room. Four double bedrooms and stylish, contemporary shower room. Ample driveway parking and detached double garage together with an additional, sizeable block built store.

EPC rating: TBC







Directions

Cowbridge Town Centre – 9.1 miles

Cardiff City Centre – 9 miles

M4 J34, Miskin – 3 miles

Your local office: Cowbridge
T: 01446 773500
E: cowbridge@wattsandmorgan.co.uk







Summary of Accommodation

About the property

Garth View is a detached, true bungalow offering close to 1600sq.ft of accommodation all on one level. It occupies a well proportioned plot of close to 0.4 of an acre set in the farm land to the north of Peterston Super Ely. The accommodation has been recently refurbished yet offers additional scope for any future owner to further improve to their own requirements and specifications. An entrance porch leads into a ground floor hallway. Living accommodation for the property is to the right with all the bedroom accommodation to the left side. The largest living space is a very generous lounge positioned to the front of the property: a window looks to side and broader windows overlook the front garden. It features a wood burning stove recessed within a stone-surround fireplace. Connecting door links through to a dining room, a multi-purpose second reception room with serving hatch/window to the kitchen and a door leading to the rear garden. Kitchen/breakfast room is a generous space with a comprehensive run fitted units; ample room remains for a dining table. Beyond the kitchen is a utility room with space and plumbing for a washer and a dryer and providing much further storage. A shower room/WC is beyond the utility room

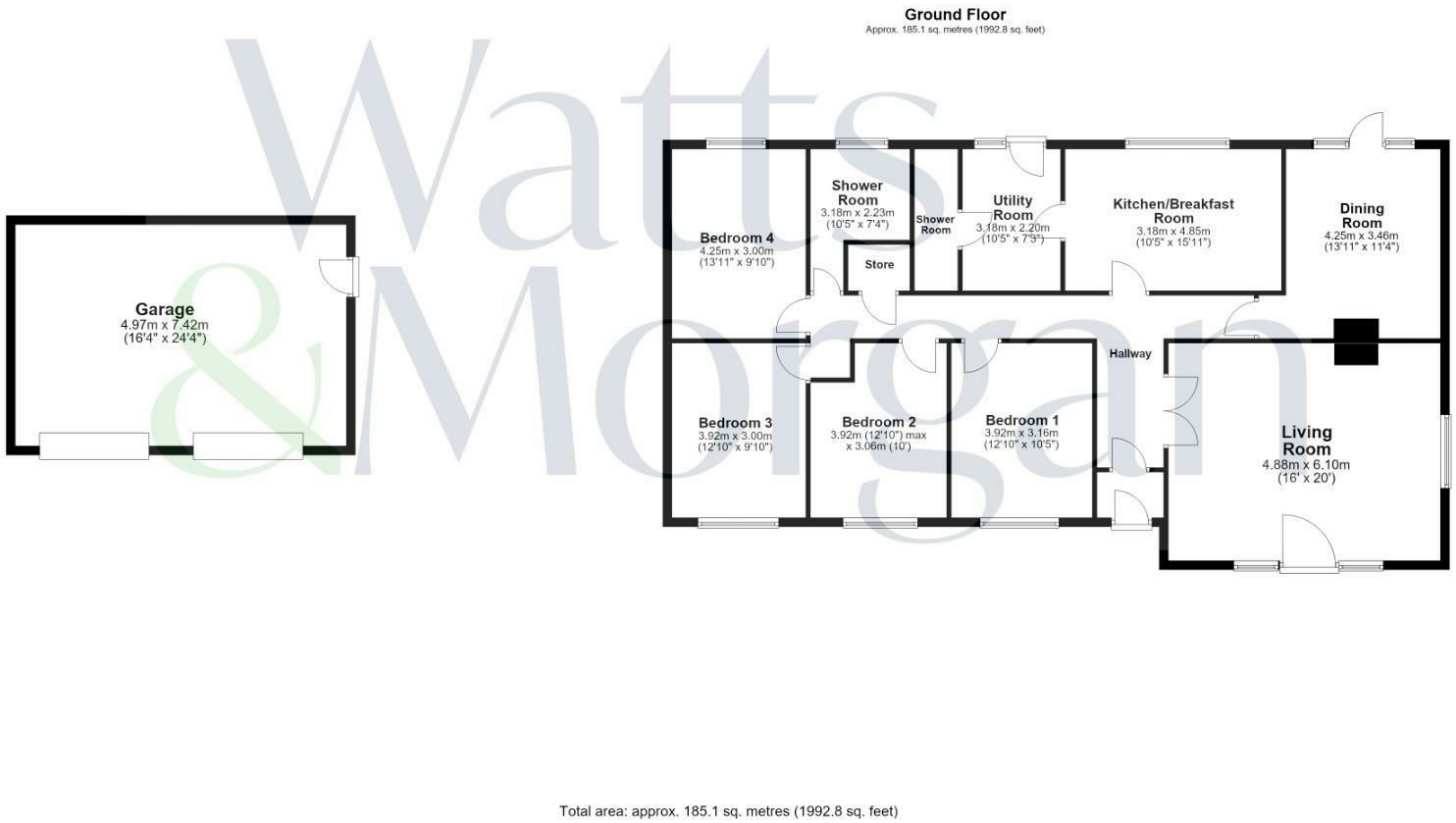
The four bedrooms are all doubles, three positioned to the front to enjoy a southerly aspect. A fourth double overlooks the rear garden. They all share use of a new, contemporary shower room.

Additional information

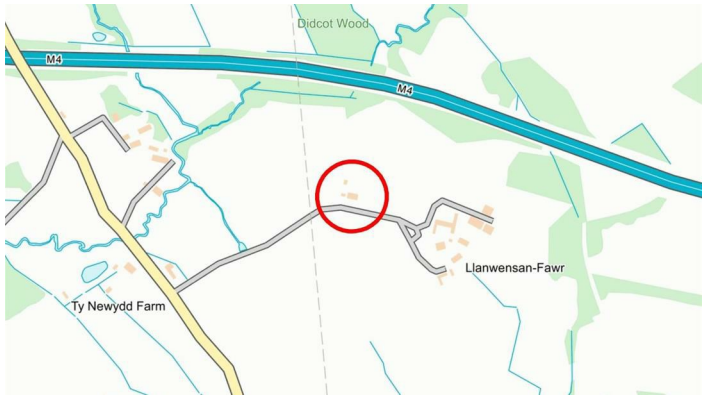
Freehold. Mains electric and water connect to the property. Oil-fired central heating. Cess pit drainage. Council tax: Band G
Please note the Postal Address for Garth View is 'Groesfaen, Pontyclun'; administratively the property is within the Vale of Glamorgan.

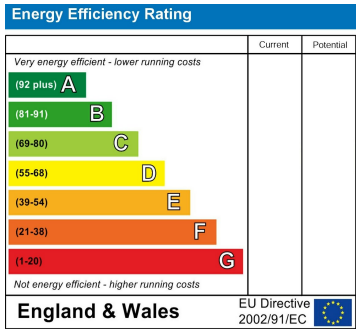
Garden & Grounds

From Llanwensan Farm Lane, a broad pull-in leads through a timber 5-bar gate to the driveway. The drive fronts the detached double garage (approx. max. 7.4m x 5m external measurements, not inspected internally). Garage is entered by roller shutter doors, there being an additional pedestrian door to one side. A path leads from the driveway to the principal entrance doorway. The same paved path continues to a paved terrace area fronting the living room from which to enjoy the southerly aspect. The path runs to the side and through to the rear garden. Rear garden is a larger area than the front and includes a number of mature shrubs and trees. To the northwest corner it features a second block built garden store (approx. max 7.3m x 5m external measurements) divided into to 3 separate spaces. The rear garden is screened by mature trees and hedging.



Total area: approx. 185.1 sq. metres (1992.8 sq. feet)





Scan to view property

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 any part of any contract.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on

Watts &Morgan