



Dynevor, Town Mill Road,
Cowbridge, Vale of Glamorgan, CF71 7BE

Watts
& Morgan



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Guide price: £875,000 Freehold

4 Bedrooms | 2 Bathrooms | 4 Reception Rooms

In an extremely convenient location for Cowbridge Town Centre, a generous, detached, period family home with spacious living and bedroom accommodation. Dual aspect lounge, family sitting room, dining room and sizeable kitchen/breakfast room, utility room and sun-room. To the first floor: 4 double bedrooms, a bathroom and a shower room. Driveway parking and large integral garage. Lawned gardens to the front and enclosed courtyard garden to rear.

EPC rating: TBC

Directions

Cardiff City Centre – 12.9 miles

M4 Motorway, J35 Pencoed – 6.4 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

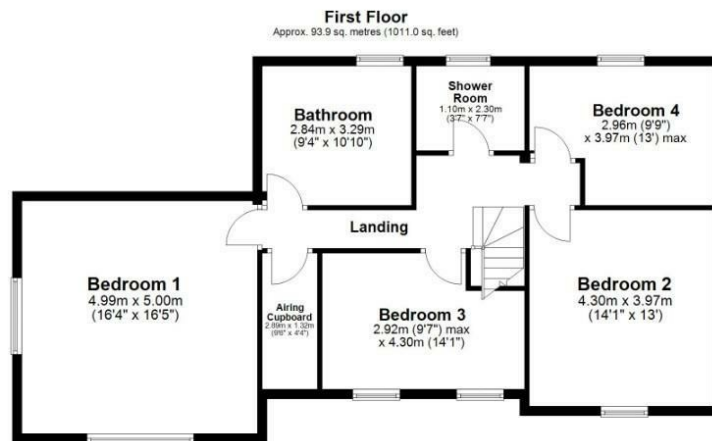
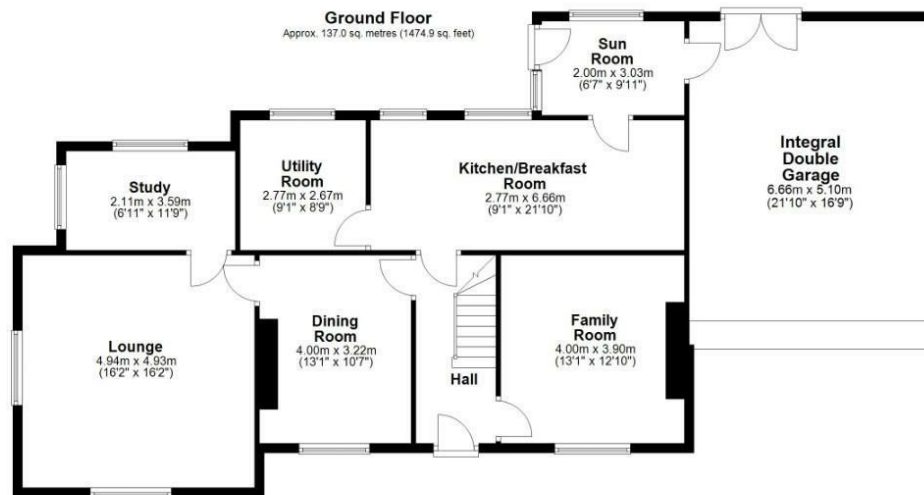
Dynevor is a handsome, stone-built period property thought to date from the 1840s but very possibly many years prior. It provides a sizeable family home offering deceptively spacious living and bedroom accommodation in great decorative order throughout. A central, ground floor hallway has staircase leading to the first floor and doors leading to a family sitting room, to the dining room and to the kitchen/breakfast room. There are 3 principal reception rooms – a sitting room, a dining room, and a lounge – all of these look out over the front garden. The lounge, in particular, is a very generous room with window to the front elevation and a tilt and turn window/door opening to a side path leading to either the front or rear garden. Neatly positioned beyond the family lounge is a study/playroom, a very useful additional reception room. Looking out over the rear courtyard garden is a kitchen/breakfast room fitted with a range of modern units with oven and hob to remain. An adjacent utility room is, again, a generous space with space and plumbing for washing machine and providing ample further storage. Kitchen retains ample room for a family size dining table. Leading off from the kitchen is a rear sun-room, look out over, and with a door opening to, the rear garden. From here there is access into the garden and also into the integral garage space.



To the first floor there are 4 bedrooms, a bathroom with WC and a separate shower room with WC. All bedrooms are double in size with the largest bedroom having fitted wardrobes and being of great proportions.

Additional information

Freehold. All mains services connect to the property. Gas-fired central heating (new 'combi' boiler 2022). Council tax: Band I



Total area: approx. 230.9 sq. metres (2485.8 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Garden & Grounds

From Cowbridge Town Centre, Dynevor faces onto Town Mill Road. There is a broad driveway parking area accessed from the road via a double, gated entrance way. The tarmac topped driveway leads, in turn, to the integral garage via an electric/remote control sectional door. The garage (approx. max 6.6m x 5.1m) is a large space with double doors opening to the rear garden and a further door leading to the sun-room. A driveway parking area, with gates dividing it from the road, fronts the garage. The lawned front garden is separately accessed from Town Mill Road via a pedestrian gated entrance, a path running through the lawn to the principal entrance doorway. A further gated entrance leads onto an initial area of lawn with a path leading from here to the side of the property and continuing, via a gated entrance, into the rear courtyard garden. The rear garden is a neat space ideal to catch the afternoon sun.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	73	
(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	



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.



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