



2 Village Farm
Bonvilston, Vale of Glamorgan, CF5 6TY

Watts
& Morgan



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Guide price: £765,000 Freehold

5 Bedrooms | 3 Bathrooms | 3 Reception Rooms

A significantly extended family home, enlarged in more recent years to provide greatly increased accommodation. Entrance hallway, family lounge opening to dining room with contemporary kitchen and conservatory beyond. Also ground floor WC and second sitting room/study. To the first floor: superb master bedroom with en suite bathroom and walk-in wardrobe, second, en suite guest room and 3 further bedrooms sharing use of a family bathroom. Surrounding plot including ample off-road parking for 4 cars, double garage and sheltered garden to rear including paved seating areas and lawn. Viewing a must.

EPC rating: D55

Directions

Cowbridge Town Centre – 4.9 miles

Cardiff City Centre – 7.9 miles

M4 Motorway, J34 Miskin – 4.3 miles



Your local office: Cowbridge

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Summary of Accommodation

Additional information

Located in this popular village, 2 Village Farm is conveniently close to both Cardiff and to Cowbridge. The already generous accommodation has been extended in more recent years and now provides close to 2600sq.ft of space. A covered porch leads into a ground floor hallway from which staircase leads to the first floor and door leads to the principal reception rooms. A neat study / sitting room looks to the front elevation and is accessed from the hallway; it includes parquet woodblock flooring. It is understood the same flooring continues into the hallway and into the lounge. The family lounge is a dual aspect room with bow window to the front elevation and double doors looking out over – and opening onto – the rear garden. This room is L-shaped in configuration and is open-plan to a dining area. This sizeable dining area links to both the conservatory and to the kitchen. The kitchen/breakfast room is a very generous, stylish modern space with a very good range of fitted units and worktops extending, in part, to form a 6-seater breakfast bar. Appliances, where fitted, are to remain and include a broad 'Stoves' range cooker, fully integrated dishwasher, larder fridge and matching freezer. There is plumbing for a washing machine within the adjacent ground floor WC. This kitchen/breakfast space links through to the conservatory, an additional large room looking out over the rear garden.

To the first floor the galleried landing area has doors leading to all 5 bedrooms and to the family bathroom. It includes a deep airing cupboard with hot water cylinder and shelved storage. The principal bedroom is the most recent extension to the property and now provides an extremely large room with windows to both the front and rear elevations. A particularly deep walk-in wardrobe offers great storage whilst the en suite includes a Whirlpool-style bath with shower over. Second guest bedroom also has its own en suite bathroom; the 3 further bedrooms are all generous in proportion and share use of the family bathroom.

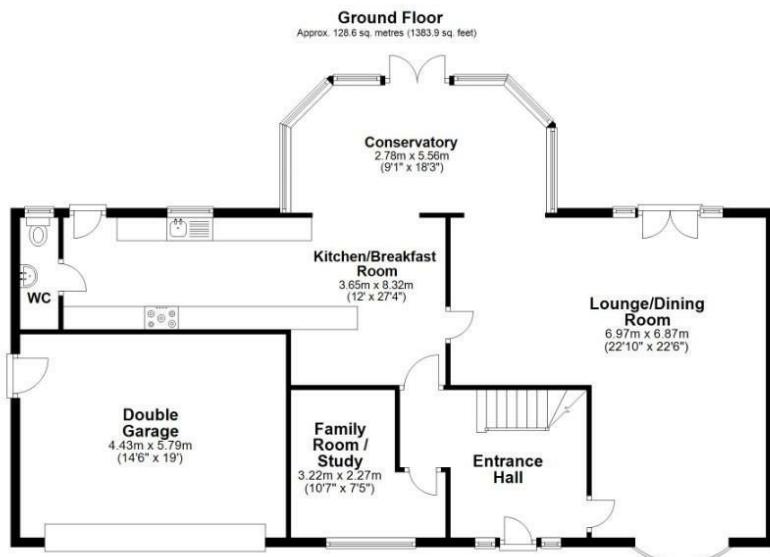


Additional information

Freehold. Mains electric, water and sewerage connect to the property. Oil-fired central heating. Council tax: Band G.

Garden & Grounds

Set at the entrance to the Village Farm cul de sac, no. 2 occupies a particularly sizeable plot with the gardens itself surrounding the property. A drop-down kerb leads to a driveway fronting the property with ample space for 4 cars to park. Driveway continues to the double garage, entered via an electric control up and over door. Skirting past an area of lawn, the path continues to the principal entrance doorway. A gated entrance, to one side, leads through to the rear garden. The rear garden is an enclosed space screened by mature confiner hedging. It has a paved patio seating area leading onto a larger area of lawn. To one corner is a decked area, positioned to catch the afternoon sun.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		55
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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