



9 Court Close, Cottrell Gardens,
Bonvilston, Vale Of Glamorgan, CF5 6FX

Watts
& Morgan



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Guide Price £425,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Room

An extremely well-presented three bedroom property located in the highly desirable Cottrell Gardens Development in Bonvilston. Built in 2022 with high quality and luxury fittings throughout, and modern living in mind. Within a short drive to Cardiff City Centre, the M4 motorway and Cowbridge schooling. Accommodation comprises; entrance hall, cloakroom/WC, lounge and a superb kitchen/dining room leading to the garden plus a utility room. First landing leading to three bedrooms; one with en-suite shower room, and a 3-piece family bathroom. Externally enjoying private driveway parking for three vehicles, low maintenance frontage and a fully landscaped rear garden with porcelain patio. Viewing highly recommended to appreciate this immaculately presented home.

EPC Rating; 'B'.

Directions

Cowbridge Town Centre – 5.2 miles

Cardiff City Centre – 10.9 miles

M4 Motorway – 6.2 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

Built by Acorn Property Group in 2022, offering a bespoke collection of homes 'individually designed with modern living in mind including high-quality fitted kitchens with energy saving kitchen appliances. Open plan living spaces and oversized windows, make each home feel light, spacious and airy.' A canopied entrance with composite door leads into the welcoming hallway fitted with Karndean flooring and a carpeted staircase leads to the first floor with oak balustrade and offers an under-stairs storage cupboard. The hallway also has a modern 2-piece cloakroom/WC.

To the front of the property lies the neutrally decorated, generous lounge offering a broad aluminium window with fitted shutter blinds to remain and with continuation of Karndean flooring. Spanning the width of the property to the rear lies the kitchen/dining room fitted with a range of 'Sigma-3' contemporary matt handle-less wall and base units, with co-ordinating central island and stone work surfaces. Enjoying a range of integral energy-efficient 'Siemens' appliances to include; fridge/freezer, dishwasher, 4-ring induction hob and touch-screen oven/grill with extractor hood over. Further presenting; a single stainless steel sink unit with mixer tap over, inset stone drainer and integral recycling cupboard. This superb entertaining room offers continuation of Karndean flooring with ample space for dining furniture. Contemporary double aluminium doors open out onto a large porcelain patio area combining 'inside/outside' living with two full length windows also providing ample natural light to the kitchen/dining room.

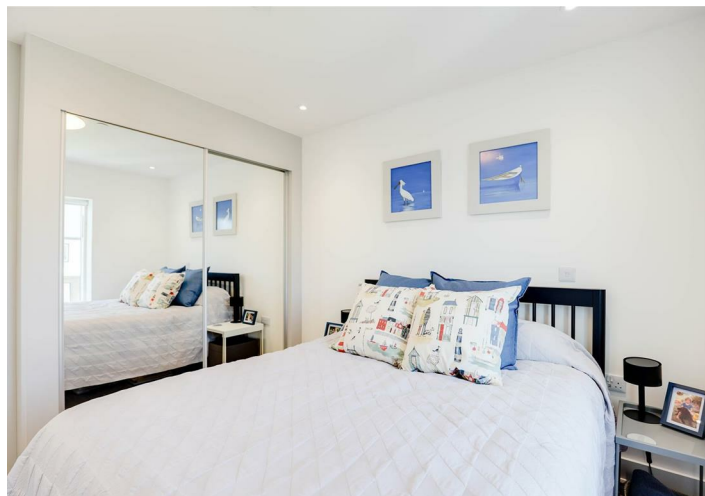
Located just off from the kitchen is the utility room which features additional wall and base units, plus one large cupboard houses the 'Worcester' gas-fired boiler. The utility has been fitted with an additional stainless steel sink unit with mixer tap over and plumbing is provided for appliances.

To the first floor is a spacious landing area with area for storage, a loft hatch gives access to the loft space and a large airing cupboard houses the hot water tank with hanging rail and shelving for laundry.

The principal bedroom is located to the front of the property and benefits from an oversized aluminium window fitted with shutter blinds. This main bedroom offers a range of sliding mirrored door fitted wardrobes and leads into a contemporary en-suite shower room with walk-in shower.

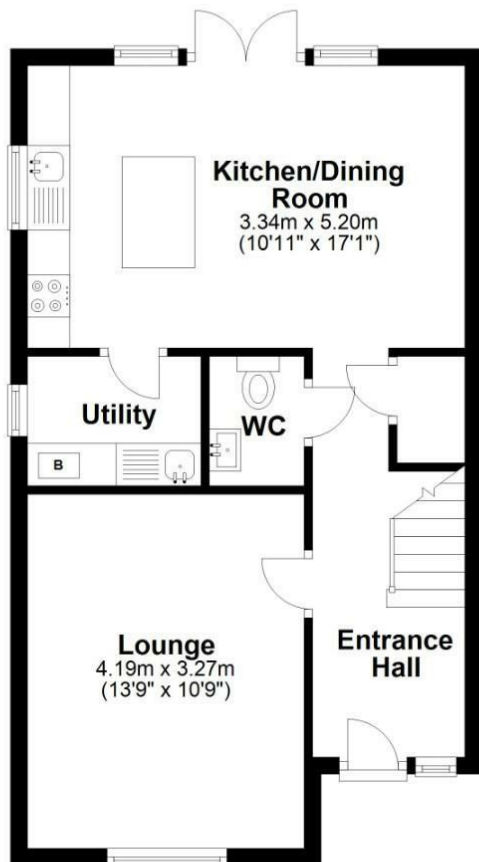
Bedroom Two is another generous double bedroom fitted with sliding mirrored door wardrobes; and the third bedroom, a single room currently utilised as an arts / hobby room with an outlook over the garden.

The family bathroom presents a 3-piece white suite comprising; tiled bath with shower over, wall-mounted wash hand basin and WC, with one mirrored wall and a chrome heated towel rail.



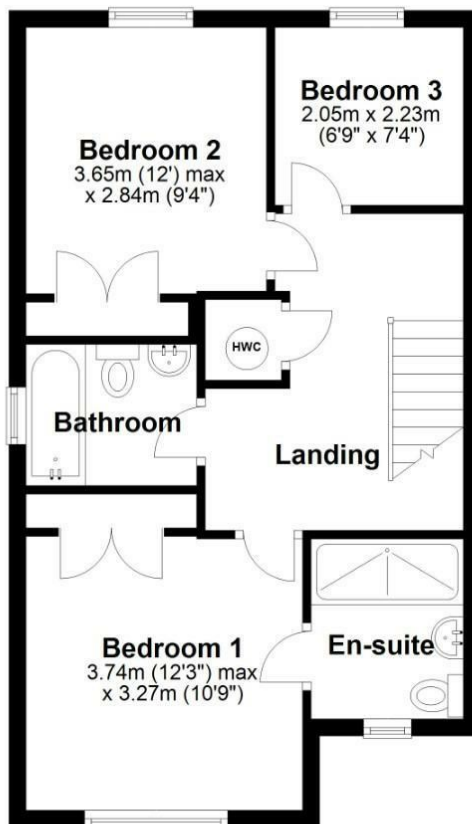
Ground Floor

Approx. 45.9 sq. metres (494.3 sq. feet)



First Floor

Approx. 45.7 sq. metres (492.0 sq. feet)



Total area: approx. 91.6 sq. metres (986.3 sq. feet)

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

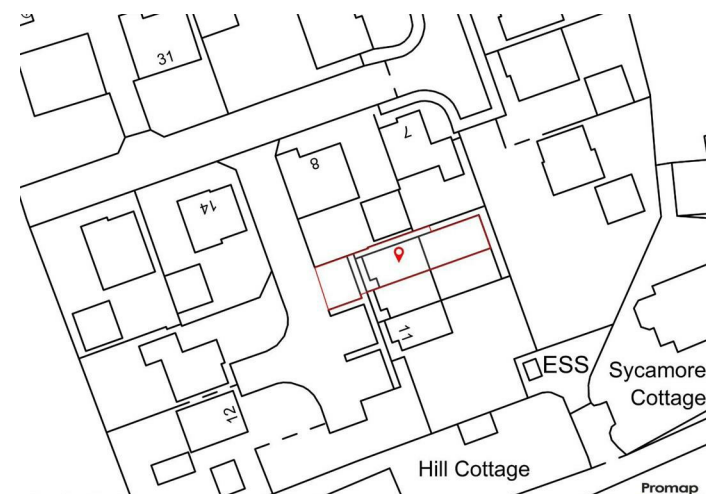
GARDENS AND GROUNDS

9 Court Close is neatly tucked away off the cul-de-sac, shared with four other properties, with block paved private parking for three vehicles. Gated side access leads to the rear of the property (shared with 10 Court Close).

To the rear of the property lies a fully landscaped entertaining garden with L-shaped porcelain patio providing ample space for Al-Fresco dining. The rest of the garden is predominantly laid to lawn, and benefits from a double external power socket, garden LED lighting and is enclosed by close-board fencing with hardstanding for a storage shed.

ADDITIONAL INFORMATION

All mains services connected. Gas fired central heating boiler. Under-floor heating throughout the ground floor. Freehold. Council Tax Band E. A 10 year 'build zone' structural warranty (2022) and sprinkler system installed to Welsh legislation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(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	



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	Cowbridge	Penarth	London
T 01656 644 288	T 01446 773 500	T 029 2071 2266	T 020 7467 5330
E bridgend@wattsandmorgan.co.uk	E cowbridge@wattsandmorgan.co.uk	E penarth@wattsandmorgan.co.uk	E london@wattsandmorgan.co.uk

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