



Plot 44 Cottrell Gardens  
Bonvilston, Vale of Glamorgan, CF5 6FX

Watts  
& Morgan



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**Guide price: £699,950 Freehold**

5 Bedrooms | 2 Bathrooms | 2 Reception Rooms

This five bedroom detached family home is set within this new development and enjoys a sheltered, enclosed garden area to the rear and a south facing frontage. Lounge, second reception room, kitchen-living-dining room and utility room. Also ground floor cloakroom. To the first floor: principal bedroom with en suite shower room, four further bedrooms (of which three of these are great doubles) and family bathroom. Driveway parking and double garage; enclosed garden to rear with paved patio area and lawn.



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## Directions

Cowbridge Town Centre – 5.2miles

Cardiff City Centre – 7.8 miles

M4 Motorway, Miskin Junction 34 – 3.9 miles

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## Summary of Accommodation

### About the property

This five bedroom detached family home is set within this new development and enjoys a sheltered garden area to the rear and a south facing frontage. To the ground floor, a covered entrance porch leads into a central hallway with doors leading to the reception rooms: a study and a separate lounge with square bay window, both of these looking to the front elevation. Further doors lead from the hallway to an under stairs store cupboard; to a cloaks cupboard; and to a WC whilst a staircase runs to the first floor. Double doors open into the kitchen/living/dining room. This lovely kitchen/diner – to the very heart of the house – looks over the rear garden with bi-fold doors opening to the same. A window from the kitchen overlooks the garden. With two distinct areas, the kitchen includes a good range of fitted units with integral appliances to remain including hob, double oven, grill/microwave combi, fully integrated fridge, freezer and dishwasher. There is additional space and plumbing for a washing machine and a dryer in the adjacent utility room. Dining area has ample room for a family size dining table.

To the first floor a lovely light landing area has doors leading to all bedrooms and to the family bathroom. The largest, principal bedroom has its own en suite shower room. The four largest bedrooms are all good double bedrooms, the fifth is a generous single. Family bathroom.



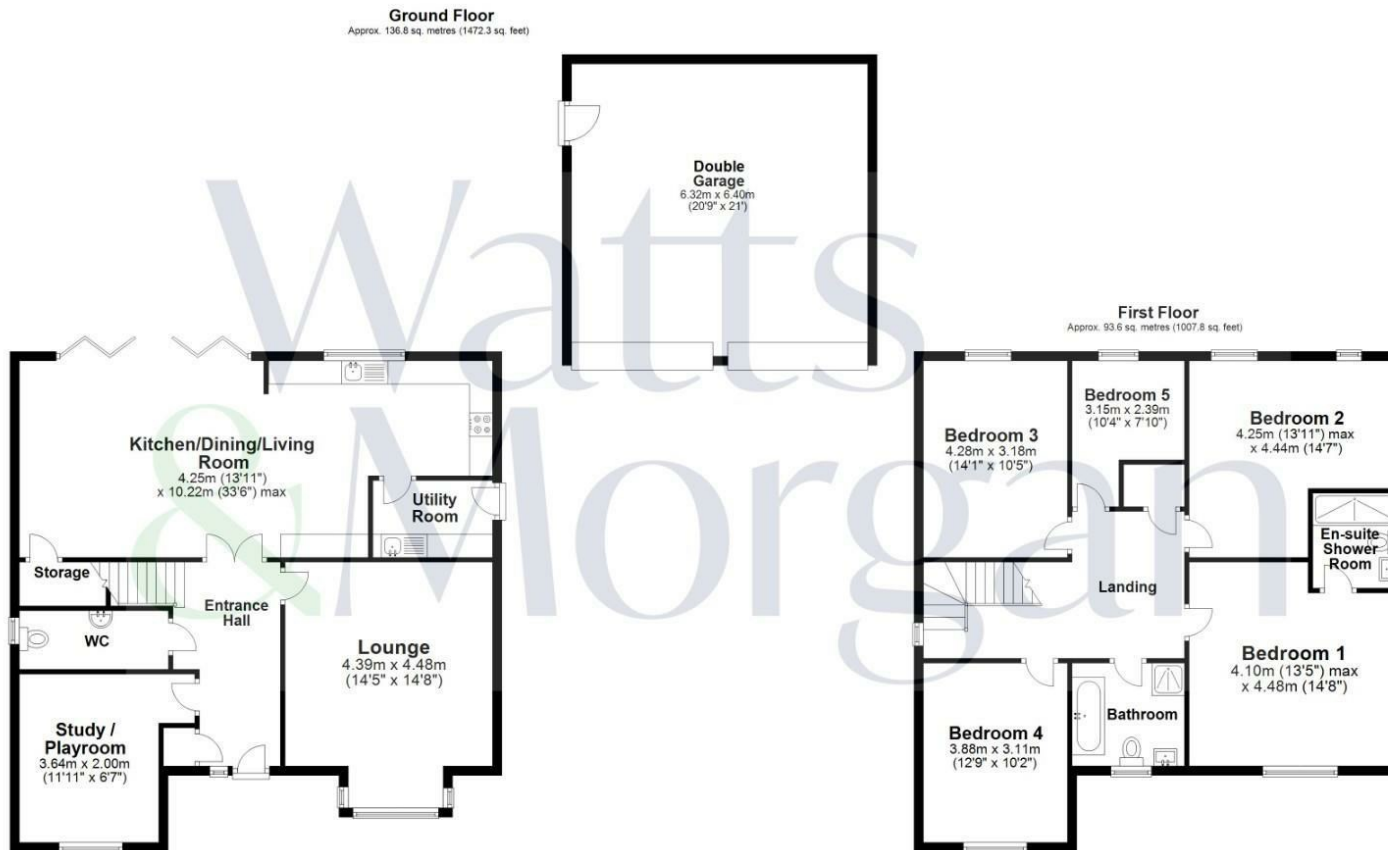
### Additional information

Freehold. All mains services connect to the property. Gas-fired central heating. Underfloor heating throughout the ground floor. Council tax: Band TBC

A sum is payable by all residents of Cottrell Gardens towards the upkeep of communal areas (amount to be confirmed)

## Garden & Grounds

The property is accessed from the cul-de-sac via a drop down curb leading onto a generous parking area fronting the detached double garage. A path leads from the driveway to the front entrance doorway while a gated entrance opens from the driveway into the rear garden. The rear garden is primarily accessed from the dining area via bi-fold doors onto a paved patio area leading, in turn, onto an area of lawn.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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.



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