



Apartment 4, The Old Rectory
Wenvoe, Vale of Glamorgan, CF5 6AN

Watts
& Morgan



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Guide price: £425,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A wonderful two bedroom apartment set within the Grade II listed former Rectory with accommodation over two floors. Open plan kitchen-living-dining area, two double bedrooms, the largest with its own ensuite shower room. Also family bathroom. Basement area with multi-use gym/home office/studio with home study beyond. Allocated parking. Own low maintenance garden with paved patio and "Astroturf" lawn.

EPC rating: D



Directions

Cowbridge Town Centre – 9.6 miles

Cardiff City Centre – 6 miles

M4 Motorway, J32 – 4.7 miles

Your local office: Cowbridge

T: 01446 773500

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Summary of Accommodation

About the property

Situated within this Grade II Listed former Rectory to the centre of Wenvoe, Apartment 4 is a 2 bedroom property with accommodation over two levels available with no onward chain. From a shared entrance lobby, an inner hallway leads to Apartment 4. Once in the apartment, doors lead to the two bedrooms, to the bathroom and to the kitchen/living/dining space. The 2 bedrooms are both double in size and both feature neat, bespoke fitted storage. The principal bedroom has its own en suite shower room while the second bedroom is situated opposite the family bathroom, finished in a contemporary style with shower over bath. The kitchen/living/dining space is a superb family space to the western end of the property and features broad windows looking out over the own private garden space solely for the use of Apartment 4. The distinct kitchen includes a range of stylish 'Sigma 3' contemporary units with 'Neff' appliances, where fitted, to remain including hob, electric oven, microwave and fully integrated fridge, freezer and dishwasher. There is ample space remaining for a dining table and for additional seating. Bi-fold door opens out to the rear garden space solely for the use of Apartment 4. Steps lead down to a basement level with considerable potential for many and varied uses. A lobby/stairwell leads into a basement, a superb multi-purpose area accent lit with "Velux" skylights from above. This sizeable space, with many and varied uses including gym, studio, office etc links through to an additional home study space with a vaulted arched ceiling.

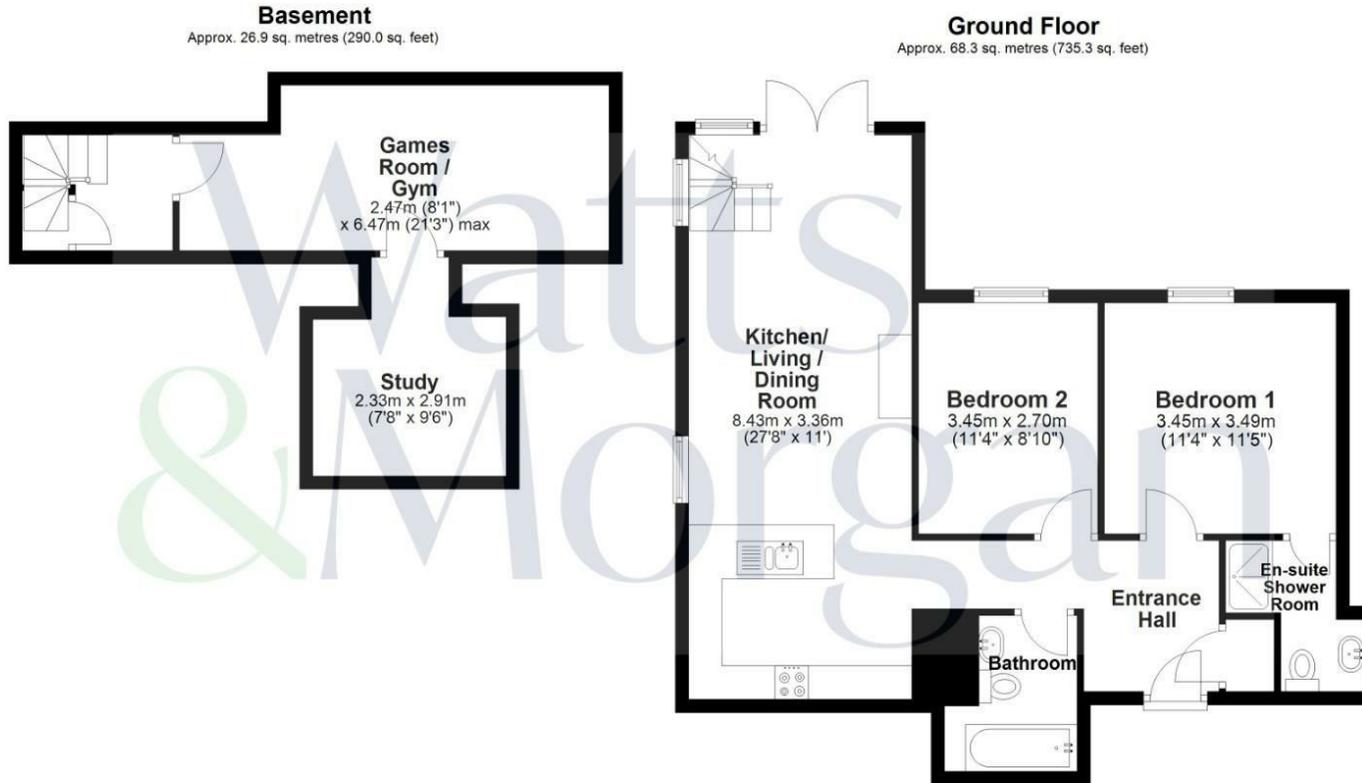


Additional information

Leasehold. 125 years from 2022 (123 years remaining). Ground rent: £250PA . Service charge: £2889.26(2025). Mains electric, water and sewerage connect to the property. Electric heating. Council tax: Band F

Garden & Grounds

The Grade II Listed Rectory is to the heart of Wenvoe, within yards of the village church. From the Old Port Road running through the village, an entrance way leads onto the block paved driveway. There are a number of allocated parking spaces for individual apartments together with visitor parking. The 2 allocated spaces for Apartment 4 are to the rear of the property; a gated entrance leads through their own garden and into the kitchen/living/dining space. The rear garden, solely for the use of Apartment 4, includes a flagstone paved seating area accessed from the kitchen/living/dining space. Steps lead down to a larger area of "Astroturf", screened and sheltered by high timber fencing. Timber gated entrance leads to the car parking area.



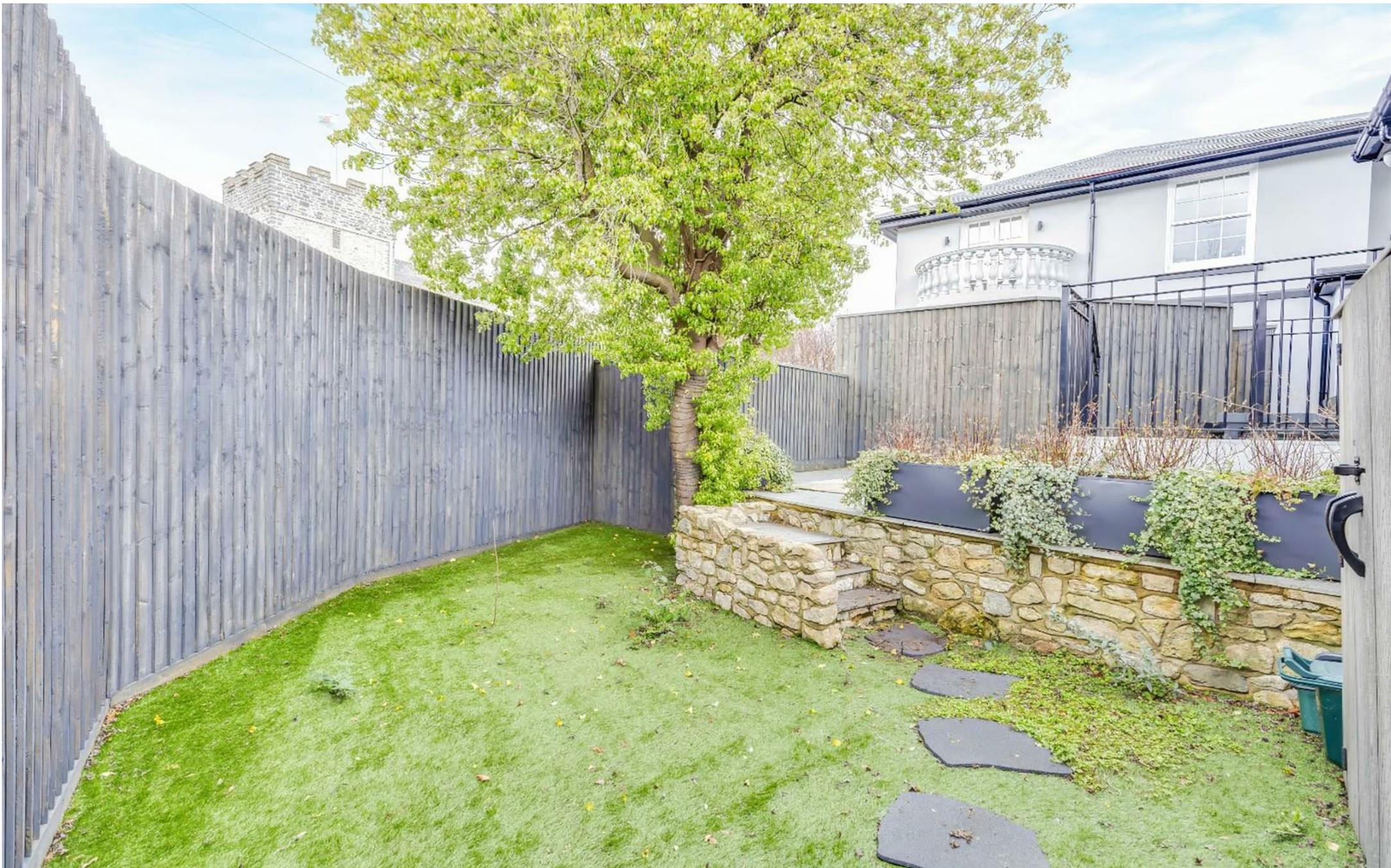
Total area: approx. 95.2 sq. metres (1025.2 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 59 | 59 |
| (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.



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