



Pen y Waun, Heol Y March,
Bonvilston, Nr Cowbridge, Vale of Glamorgan, CF5 6TS

Watts
& Morgan



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Bonvilston, Nr Cowbridge, Vale of Glamorgan, CF5 6TS

Guide price: £635,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

An exceptional home in a unique location, within yards of Hensol forestry with exemplary, thoroughly modernised accommodation. Completely refurbished in recent years, Pen y Waun includes: living room with doors to the rear garden, second reception room/study, kitchen/diner, ground floor utility area and cloakroom. To the first floor: principal bedroom with en suite shower room, 2 further bedrooms and a stylish, contemporary bathroom. Long garden bordering the roadway including a large lawned area and detached garage with lean-to store adjoining. Paved rear patio area.

Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

Your local office: Cowbridge

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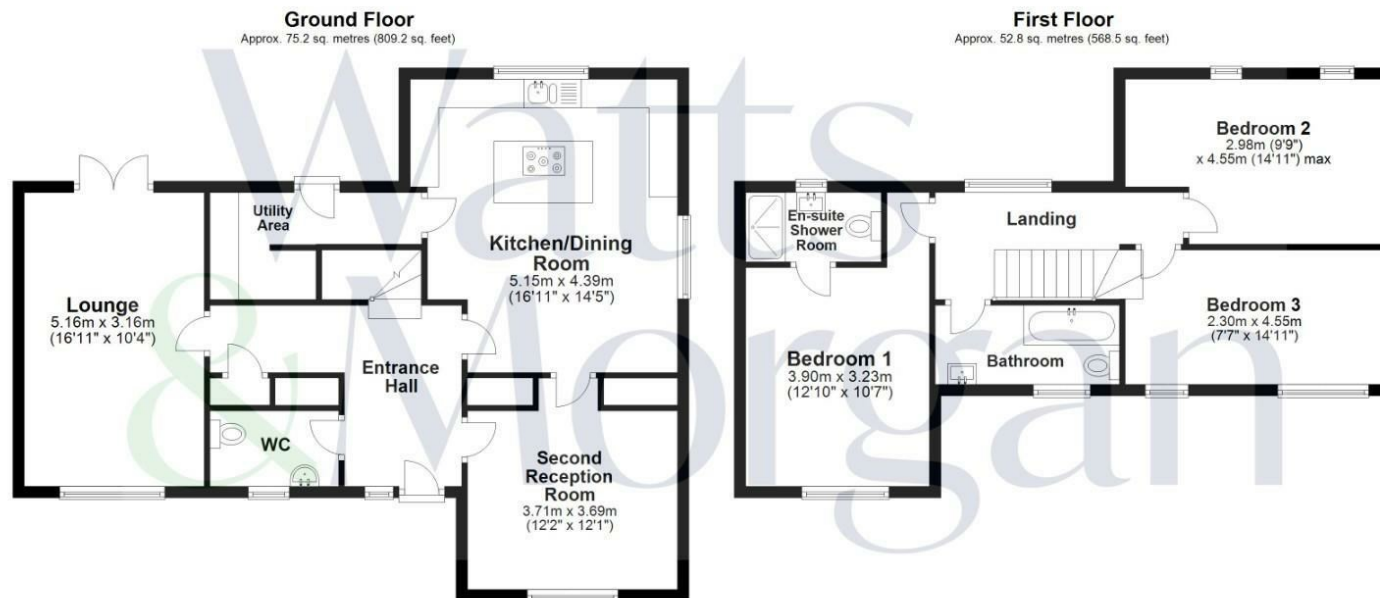
Summary of Accommodation

About the property

This detached, 3 bedroom family home is in a wonderful location close to Hensol Forest, comprehensively and thoroughly re-furnished and modernised in the last few years. The property itself provides a spacious home with an exemplary finish throughout. A covered entrance porch leads through to the central hallway off which all ground floor rooms are located. Tiling to the hallway extends into the cloakroom and also to kitchen/diner through to the utility room. A family living room runs the depth of the property with window to the front and broad double doors opening to a rear paved patio beyond. A highly adaptable second reception room lends itself to many and varied uses - sitting room/study/playroom - and looks to the front elevation. It is accessible from both the hallway and from the kitchen-dining room. The kitchen/diner is an extremely stylish and light space with a great array of storage units. Appliances, where fitted, are to remain and include double oven, fully integrated fridge, freezer and dishwasher and central island with hob and extractor. There remains ample room for a family size dining table. A rear hallway leads off with a door opening to the rear garden and continuing to a laundry area with additional storage and space/plumbing for a washing machine and a dryer.



To the first floor the landing has doors leading to all bedrooms and to the family bathroom. The largest double bedroom looks along the garden in a southerly direction and has its own neat en suite shower room. The two other bedrooms are both generous singles and both share use of a stylish family bathroom with 3-piece suite including shower over bath.



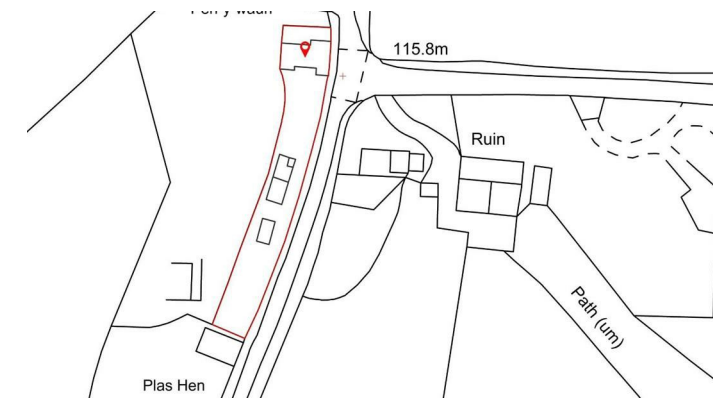
Total area: approx. 128.0 sq. metres (1377.8 sq. feet)

Garden & Grounds

Set on a long plot bordered, to the main, by the roadway, Pen y Waun has a gravelled off-road parking area immediately fronting it. Further down the garden there is a detached garage (approx. max. 4.8m x 3.6m) with power connected and accessed via side hinged front doors. A timber lean-to to the rear provides much additional storage. The garden itself is mainly laid to lawn, there being a gravelled path leading from garage through to the parking area and to the house itself. To the rear of the property is a paved rear courtyard garden including the oil central heating boiler and the oil tank.

Additional Information

Freehold. Mains electric and water connect to the property. Oil fired central heating. Septic tank drainage. Council Tax: Band H.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(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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