



1 Woodhouse Cottage, Fonmon,  
Nr Barry, Vale of Glamorgan, CF62 3BL

Watts  
& Morgan



# 1 Woodhouse Cottage, Fonmon,

Nr Barry, Vale of Glamorgan, CF62 3BL

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**Guide price: £385,000    Freehold**

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A semi detached cottage set within a plot of about 1/4 of an acre to the edge of the Fonmon Estate. With considerable scope to further improve and to alter (subject to any appropriate consents), the accommodation includes: living room with wood burning stove, kitchen and ground floor bedroom with en suite shower room. Two generous double bedrooms and bathroom to the first floor. Sizable plot including double garage with stone steps leading down to the property itself.



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## Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

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## Summary of Accommodation

### About the property

1 Woodhouse Cottage is a semi detached property in need of some updating and improvement, set to the very edge of the Fonmon Estate. Understood to have been 'tied' workers accommodation in years gone by, it retains much character yet offers any buyer the perfect opportunity to further improve to their own specification. From a level plot, steps lead down to the principal entrance doorway and into the kitchen. This neat modern kitchen is fitted with a range of units. Oven and hob included; ample room remains for a breakfast table. Three steps lead down from here to the family living room, to the very heart of the house. The staircase leads to the first floor while a window looks to the front elevation; it has, as a focal feature, a wood burning stove resting on a stone hearth. Beyond this is a ground floor bedroom with its own modern en suite shower room.

To the first floor, a generous landing area has doors leading to the two largest bedrooms, both doubles and both looking over the front garden. Steps lead up from the landing to an inner hallway with bathroom off. The bathroom features a modern suite with bath and separate shower cubicle.

### Gardens and grounds

From the coast road B4265, a broad pull-in leads via a deep grass verge through a gateway and on to Woodhouse Cottages. No 1 Woodhouse Cottages is the property to the east of this pair of semi detached homes. It is set within its own plot of about 1/4 of an acre with boundaries to be confirmed and, to the main, marked by fencing / hedging. The largest portion of the plot is level and provides a great deal of parking / hardstanding leading, in turn to a detached, prefabricated garage (approx max 6.1m x 3.8). Steps lead down from here to the front of the property and the principal entrance doorway. A second set of steps runs to the rear of the property allowing access for maintenance. The enclosed garden area to the front of the property enjoys a southerly aspect. It primarily comprises a a central paved area surrounded by grass with embankment to two sides.



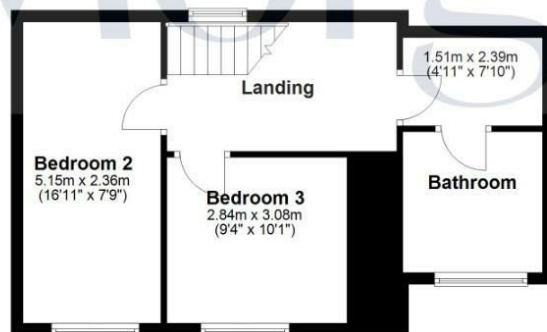
## Additional Information

Freehold. Mains electric and water connect to the property. LPG 'combi' central heating. Drainage to be confirmed. Council tax: Band F

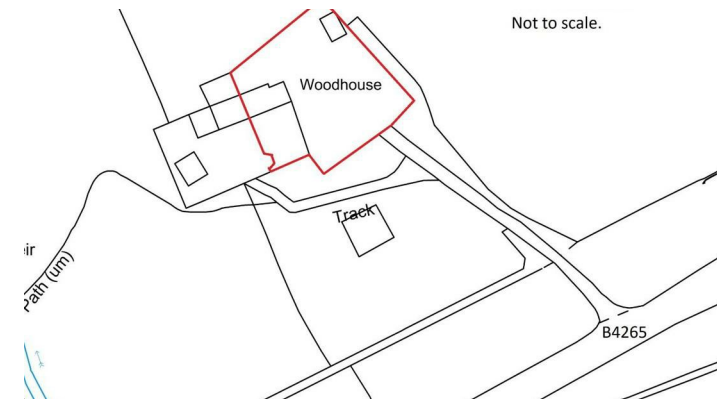
**Ground Floor**  
Approx. 67.3 sq. metres (724.7 sq. feet)



**First Floor**  
Approx. 42.9 sq. metres (461.8 sq. feet)



Total area: approx. 110.2 sq. metres (1186.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(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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