



39 Village Farm
Bonvilston, Vale of Glamorgan, CF5 6TY

Watts
& Morgan



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Guide price: £685,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A detached, modern family home set within a generous plot close to the far end of this popular cul-de-sac. With immaculate accommodation throughout, it includes: family lounge with wood burner, study / second sitting room, kitchen/diner opening to conservatory with garden beyond. Also utility area and ground floor WC. To the first floor: largest bedroom with fitted wardrobes and modern en suite shower room, 3 further double bedrooms and family bathroom with shower over bath. Ample driveway parking, double garage. Enclosed garden to rear including large lawn and paved patio seating area.

EPC rating E51

Directions

Cowbridge Town Centre – 5.1 miles

Cardiff City Centre – 8.2 miles

M4 J33 – 6.8 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

About the property

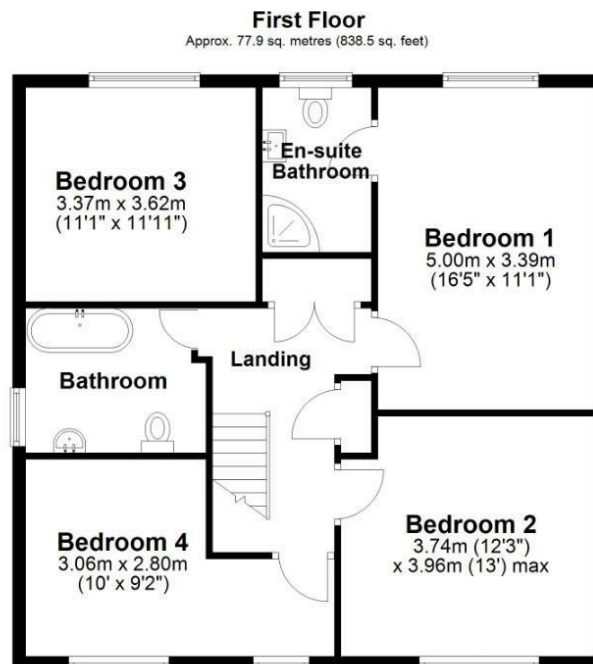
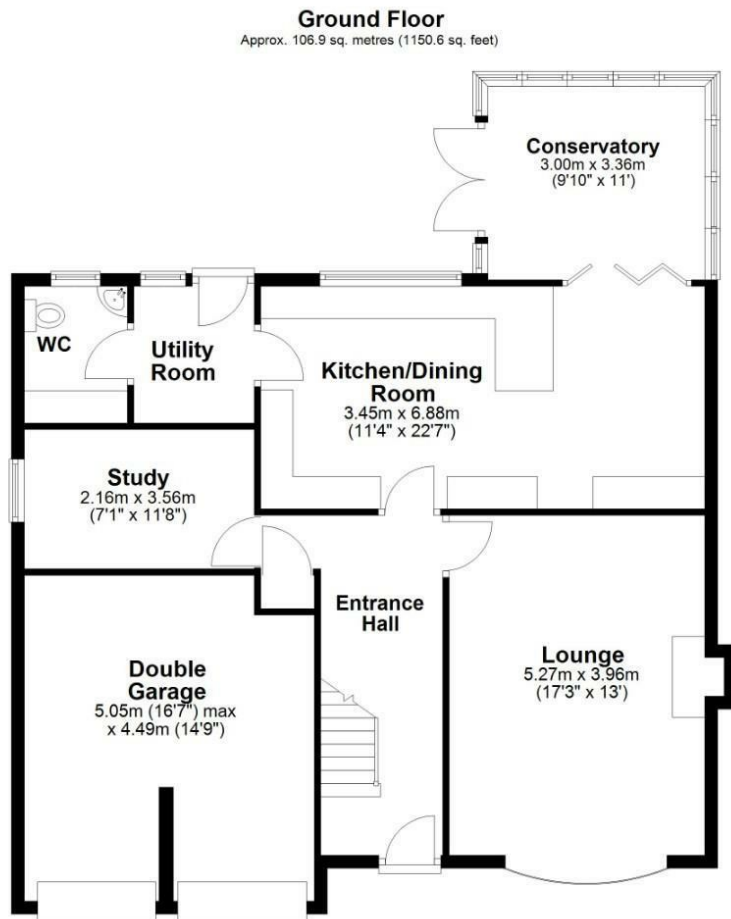
Located close to the very end of this cul-de-sac, no. 39 Village Farm is an immaculate family home in superb move in ready order. It occupies a well proportioned plot with plenty of parking to the front and wonderfully generous garden to the rear. To the front of the property, a covered entrance porch leads into a ground floor hallway from which a staircase leads to the first floor while doors lead to all the principal reception rooms. A family lounge has a bow window to the front elevation and has, as a focal feature, a wood burning stove recessed within a chimney breast. A second reception room also accessed from the hallway is currently used as a study but with considerable potential for many and varied uses. To the rear of the property is a stylish kitchen/diner with a great range of fitted units and appliances, where fitted, to remain including: hob, oven, microwave and fully integrated dishwasher. A freestanding fridge/freezer is available by separate negotiation. An adjacent utility room has space/plumbing for a washing machine and beyond which is a cloakroom/WC with additional further storage units. Accessible from the kitchen/diner via bi-fold doors is a conservatory-garden room. This is glazed to 3 sides to enjoy the vista onto the lawned rear garden. It provides a great additional extra living/dining space.

The first floor landing area has doors leading to all 4 double bedrooms and to the family bathroom. It includes a deep airing cupboard with hot water tank and a separate deep store cupboard. The largest double bedroom is great size and looks over the rear garden. It has its own range of fitted wardrobes running to one wall and features its own en suite shower room (new 2025). The 3 other bedrooms are all doubles and all share use of the family bathroom with its corner bath and shower over.



Additional information

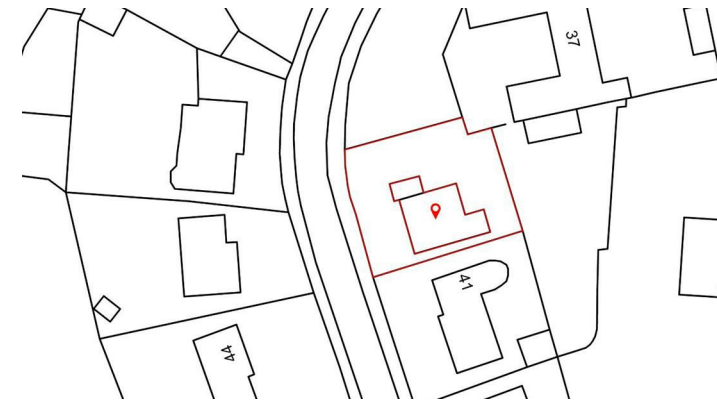
Freehold. Mains electric, water and sewage connected. Oil fired central heating. Council tax: Band G



Total area: approx. 184.8 sq. metres (1989.1 sq. feet)

Garden & Grounds

Close to the far end of this cul de sac, a drop down kerb leads onto a particularly broad driveway parking area with ample room for a number of cars. This tarmac-topped area skirts past a lawned front garden to the principal entrance doorway with same drive giving access to the garage via twin up and over doors. There is considerable potential for the garage to be incorporated into the property as additional living accommodation as has been done by other properties within Village Farm; there is also scope to extend over the garage, again subject to any appropriate consents. A gated entrance, to one side of the property, leads into the rear garden. This well proportioned rear garden includes a large, well maintained area of lawn with paved areas. A paved seating area adjoining the northern boundary is positioned to catch the best of the afternoon and evening sun.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		70
	51	
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

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

London

T 020 7467 5330

E london@wattsandmorgan.co.uk

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