
Plot 5, Cottrell Gardens
Bonvilston, Vale of Glamorgan, CF5 6FX
Watts
&Morgan

Plot 5 Cottrell Gardens,

Bonvilston, Vale Of Glamorgan, CF5 6FX

Guide Price £599,950 Freehold

4 Bedrooms | 2 Bathrooms | 2 Rec Rooms
Double Garage

A neatly proportioned, 4 bedroom family home on this development in the village of Bonvilston, conveniently located for access to Cardiff, Cowbridge and the M4 at J34 Miskin.

Lounge, study, kitchen-dining room looking out over the rear garden. Also utility room and ground floor cloakroom.

Master bedroom with en suite shower room, three further bedrooms and family bathroom.

Driveway parking, garage and enclosed garden to the rear with lawn and patio.

Directions

Cowbridge Town Centre – 5.2 miles
Cardiff City Centre – 7.8 miles
M4 Motorway – 3.9 miles

ABOUT THE PROPERTY

A well proportioned four bedroom home of distinctive architectural style seen throughout this development. The property itself must be viewed to be fully appreciated.

Hallway with cloakroom off, family lounge accessed from the hallway via double doors and with square bay window to the front.
A study also looks to the same.
Kitchen/living/dining room runs the width of the property and looks over the garden; bi-fold doors open to the same while distinctive floor-to-ceiling glazed windows provides a great amount of natural light. Appliances are to remain and include hob (to be fitted), 'Siemens' double oven and grill/microwave combi, fully integrated fridge, freezer and dishwasher. A utility room adjacent to the kitchen has space and plumbing for washer and a dryer with a door leading to the side (driveway) elevation.

To the first floor the landing area has doors leading to all four bedrooms and to the family bathroom. The largest double bedroom has its own generous en suite shower room. The other bedrooms are all generously proportioned and all share use of the family bathroom with shower over bath.

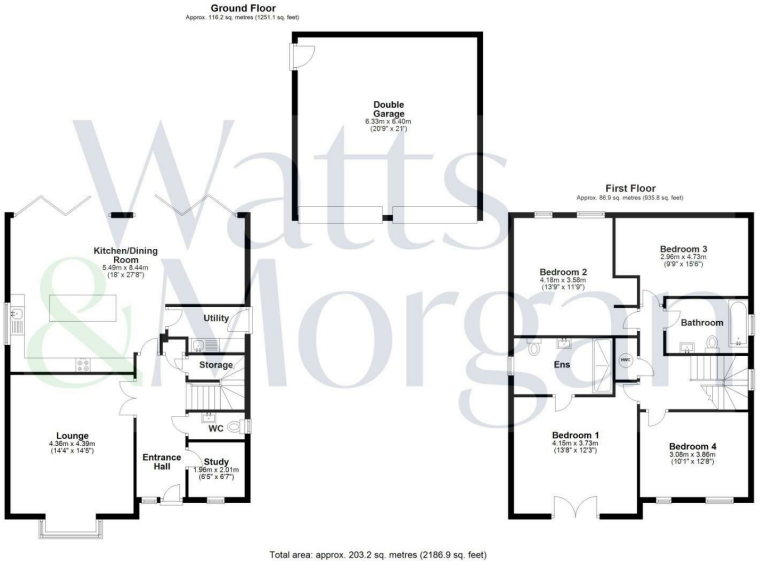
GARDENS AND GROUNDS

An area of lawn fronts the property while a driveway runs to the side, leading to the garage.

To the rear of Plot 5 is an enclosed garden space with an area of paved patio accessed directly from the kitchen. This leads, in turn, onto a lawn accessed via steps. A gated entrance to the side opens to the driveway parking area fronting the garage.

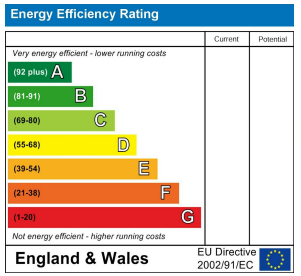
ADDITIONAL INFORMATION

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)



Total area: approx. 203.2 sq. metres (2186.9 sq. feet)

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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