

Village Farm

BONVILSTON, CARDIFF, CF5 6TY

GUIDE PRICE £550,000

**Hern &
Crabtree**



Village Farm

No onward chain, this spacious detached family home occupies a generous plot within a quiet cul-de-sac in the sought-after village of Bonvilston, ideally positioned between Cowbridge and Cardiff.

Although requiring modernisation, the property provides an excellent opportunity for buyers to create a home tailored to their own tastes and requirements. The well-proportioned accommodation comprises an entrance hall, a spacious L-shaped lounge/dining room, a versatile study or playroom, a kitchen/breakfast room, utility room and ground-floor shower room. To the first floor, a generous landing leads to the principal bedroom with en-suite shower room, three further double bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing ample off-road parking, a double garage, attractive front garden and a substantial private side and rear garden, offering plenty of space for family living, entertaining and future landscaping projects.

The village enjoys a range of local amenities, including a general store, village hall, the Red Lion public house and Cottrell Park Golf Resort. The property also falls within the catchment area for Cowbridge Comprehensive School and offers excellent transport links via the A48 and M4, making commuting to Cardiff and surrounding towns straightforward.



2083.00 sq ft

Entrance

Entered via a wood front door with obscure glazed panels either side, coved ceiling, radiator stairs with storage beneath and a storage cupboard beneath.

Office

Double glazed window to the front, coved ceiling, radiator.

Downstairs Bathroom

Fitted with corner shower, w.c and wash hand basin.

Living Room

Double glazed window to front and rear, double glazed patio doors to the rear, coved ceiling, radiators.

Kitchen

Double glazed window to the front, wall and base units with worktop over, stainless steel sink and drainer, a four ring electric hob, integrated electric hob and grill, space and plumbing for a dishwasher, recess lights, coved ceiling, radiator, tiled floor.

Utility

Double glazed window to the rear, sink and drainer, space and plumbing for a washing machine, coved ceiling, tiled floor.

Conservatory

Double glazed to sides and double glazed door, corrugated roof, tiled floor.

First Floor Landing

Stairs rise up from the hall, coved ceiling, access to loft space, cupboard housing the hot water cylinder.

Bedroom One

Double glazed window to the rear, radiator, coved ceiling, fitted wardrobes.

En Suite

Double obscure glazed window to the rear, bath, w.c and wash hand basin, radiator.

Bedroom Two

Double glazed window to the front, radiator, coved ceiling, built in wardrobe.

Bedroom Three

Double glazed window to the front, radiator, coved ceiling.

Bedroom Four

Double glazed window to the rear, radiator, coved ceiling.

Bathroom

Double obscure glazed window to the rear, bath, w.c and wash hand basin, radiator, tiled walls.

Garden

Enclosed by hedges, paved area, cold water tap, access either side, garden shed.

Front

Driveway parking, mature shrubs and tree.

Garage

In integral double garage with up and over electric door to the front, power and light.

Tenure and additional information

We have been advised by the seller that the property is freehold and the council tax band is G.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.





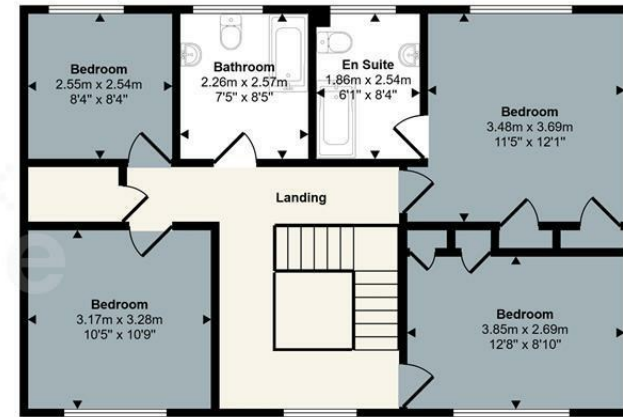
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



Approx Gross Internal Area
194 sq m / 2083 sq ft



Ground Floor
Approx 119 sq m / 1283 sq ft



First Floor
Approx 74 sq m / 800 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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