



14 Meadow Brook
Church Village, Rhondda Cynon Taff, CF38 1DJ





14 Meadow Brook

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Offers in excess of £400,000 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

A sizeable, detached four bedroom family home in exceptional order. Spacious accommodation includes lounge, dining room / second sitting room, kitchen/living/dining space opening to the rear garden. Also utility room and WC. Master bedroom with and en-suite bathroom, three further double bedrooms and family bathroom. Lawned garden to front. Endosed private garden to the rear. Detached double garage, parking for at least 4 cars in front.

EPC rating: C77

Directions

From M4 junction 34, travel along the 4119 in a northerly direction and turn right after about 1.5 miles at a roundabout onto A473 ("Church Village by-pass"). Continue along this road for about 5 miles following the turning at the roundabout into Station Road, Church Village. Travel for a further 500 yards, taking the second right turning into Meadow Brook. Bear right on entering the close to find no 14 close to the end of this cul desac.

- Llantrisant 3.4 miles
 - Cardiff City Centre 10.7 miles
 - M4 (J34, Miskin) 5.8 miles
-

Your local office: Cowbridge

T 01446 773500

E cowbridge@wattsandmorgan.co.uk



Summary of Accommodation

ABOUT THE PROPERTY

- * A generous, four bedroom detached family home located to the edge of this cul-de-sac.
- * The property has been kept in exceptional order and is "move in ready" with no onward chain.
- * Entrance porch opens into ground floor hallway from which doors lead to all the principal ground floor rooms.
- * Family lounge has a bay window looking to the front of the property and a decorative stone mantelpiece and fire surround. It is understood there is a gas point for a fire if required.
- * Dining room / second sitting room is a multi-use space also looking to the front elevation.
- * Kitchen-living-dining space is positioned to the rear of the property with a window from the kitchen area and double doors from the dining/living area looking out over / opening onto the rear garden.
- * Kitchen itself includes a good range of units with granite work surfaces. 'Stoves' range cooker, fully integrated fridge, freezer and dishwasher are all to remain and included within sale price.
- * The living/dining area has ample room for a family size table and additional seating if required.
- * An adjacent utility room has space/plumbing for a washing machine and a door to the rear garden.
- * A cloakroom is located off this utility space.
- * First floor central landing area with doors to all bedrooms and to family bathroom.
- * Master bedroom has fitted wardrobes and an en-suite with a bath and a separate, broad modern shower cubicle.
- * Three further double bedrooms, the second largest including neatly fitted storage / wardrobe.
- * Family bathroom with bath and separate shower.

GARDENS AND GROUNDS

- * Located close to the end of this cul-de-sac, 14 Meadow Brook occupies a sizeable plot.
- * From its pavement frontage, a path leads through a lawned front garden to the principal entrance doorway.
- * To one side is an especially generous off-road parking area with room for at least four cars. This, in turn, leads into the garage.
- * Detached, double garage (approx. max. 5.7m x 5.7m) accessed via twin up and over doors. Power connected. Eaves storage. Pedestrian door into rear garden.
- * Rear garden is an enclosed, sheltered space, there being a paved seating area leading, in turn, onto a larger area of lawn.
- * Garden extends to one side of the property with a further deep, sizeable space, ideal for additional storage

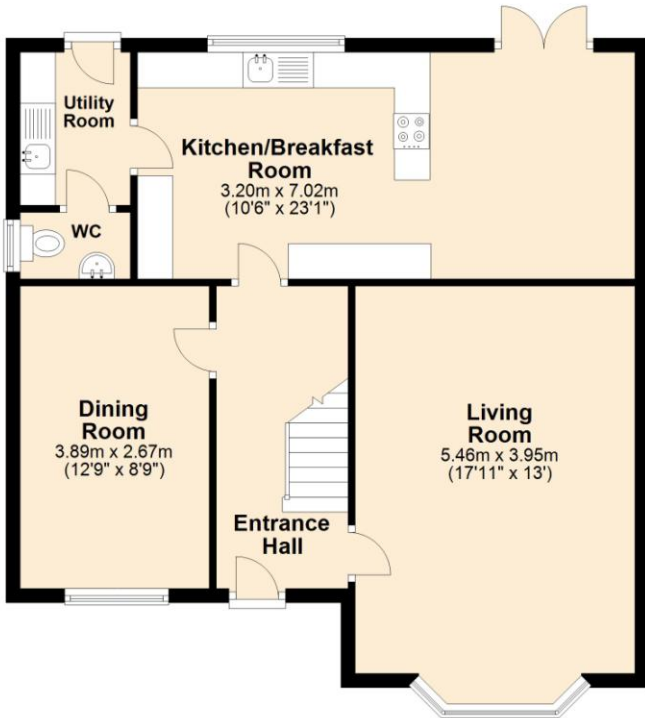
TENURE AND SERVICES

Freehold. All mains services connect to the property. Gas-fired central heating.



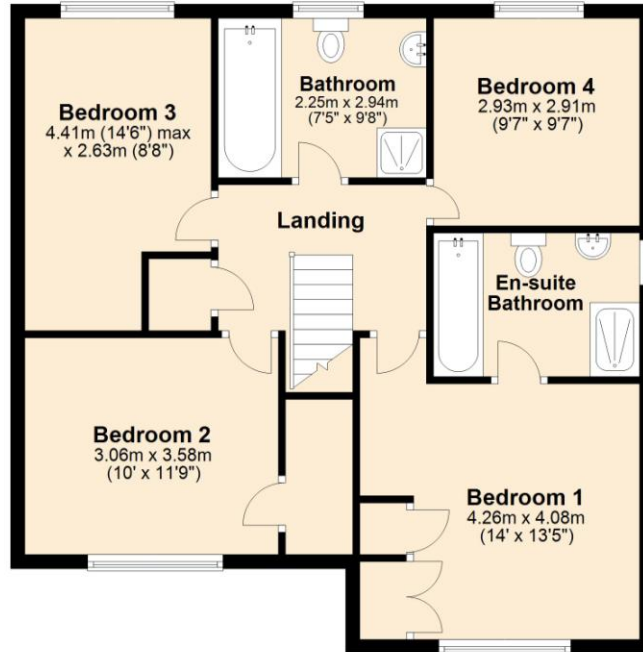
Ground Floor

Approx. 69.7 sq. metres (750.4 sq. feet)



First Floor

Approx. 70.7 sq. metres (761.3 sq. feet)



Total area: approx. 140.4 sq. metres (1511.7 sq. feet)

Plan produced by Watts & Morgan LLP.
 Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & 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.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

