



Rosedew,
Bonvilston, Vale of Glamorgan, CF5 6TR





Rosedew, Bonvilston, Vale of Glamorgan, CF5 6TR

Guide price **£775,000** Freehold

5 Bedrooms : 3 Bathrooms : 4 Reception Rooms

Rosedew is a sizeable, detached family home to the western side of Bonvilston Village and offering significantly extended, contemporary accommodation. It currently includes large family lounge, sitting room, kitchen, living space opening to superb garden room. Also utility area, study and ground floor cloakroom. To the first floor, master bedroom suite with dressing area, glazed bedroom with windows looking out over the rear garden and en-suite shower room. Second, en suite bedroom and three further generous sized bedrooms. Parking to the front and sizeable enclosed garden to the rear including summer house to the far end looking back over lawn.

Directions

From our High Street Office proceed in an easterly direction towards Cardiff, travelling through the traffic lights and join the A48. Rosedew is located opposite "The Aubrey Arms" Public House, on the northern side of the A48. A pull-in fronts the property, allowing access off the road into the driveways for Rosedew and its one neighbour.

- Cowbridge 4 miles
- Cardiff City Centre 8.3 miles
- M4 (J34, Miskin) 3.9 miles

Your local office: **Cowbridge**

T 01446 773500

E cowbridge@wattsandmorgan.co.uk



Summary of Accommodation

ABOUT THE PROPERTY

- * Rosedew is a detached family home to the western side of Bonvilston Village and within easy reach of Cowbridge and Cardiff.
- * The property has been significantly extended in recent years and offers wonderfully modern living and bedroom accommodation.
- * Entrance porch leads through to ground floor hallway with family living room, with beautiful woodblock flooring, to one side and sitting space to the right immediately adjacent to the kitchen.
- * Long family lounge with window looking to the front of the property and sliding doors leading into the garden room.
- * The contemporary kitchen is positioned to the very heart of the house and includes oven and hob, a plumbed fridge freezer and wine fridge, all of which are to remain.
- * The kitchen is open plan to a wonderful garden room, a more recent addition to the property created by "Cardiff Orangeries". Integral ceiling speakers included; underfloor heating to the orangery.
- * This superb room offers much additional living and dining space and has bi-folding doors opening to a paved patio with garden beyond.
- * Beyond the kitchen an inner hallway leads to a cloakroom, to a utility room and to a sizeable study/playroom.
- * To the first floor are five bedrooms and a family bathroom.
- * Master bedroom is dramatically modern with floor to ceiling glazed windows enjoying looking out over the rear garden.
- * It is entered via a dressing area with fitted wardrobes and has its own en-suite shower room.
- * Master bedroom has a balcony from which to enjoy the views over the rear garden.
- * A second guest bedroom is en suite and looks to the front elevation.
- * There are three further double bedrooms and a family bathroom with shower over bath.

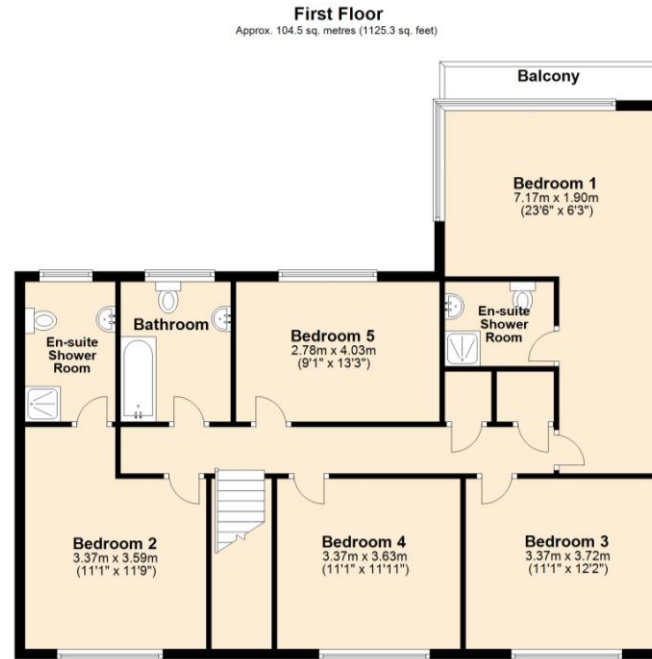
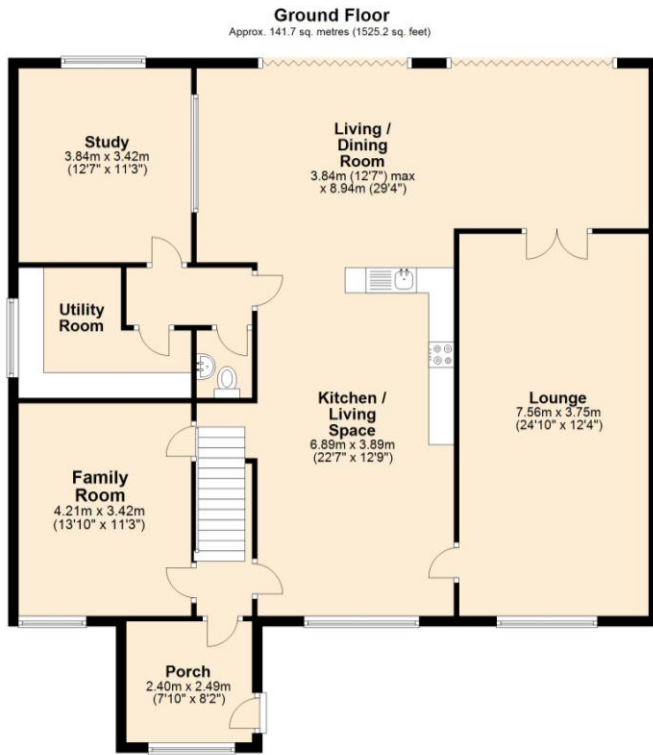
GARDENS AND GROUNDS

- * There is a pull-in off the A48 giving access to Rosedew and the neighbouring detached property also.
- * Fronting the property, a high wall screens the property from its road frontage; a gated entrance opens into the forecourt parking and turning area.
- * A path, to one side, leads via a gated entrance into the rear garden.
- * Immediately to the rear of the property is a paved patio area running the width of the plot with steps leading, in turn, onto a considerably larger area of lawn.
- * Located to the far end of the lawn is a summer house (approx. max. 5.8m x 3.8m) created by Ashdown Construction.
- * This lovely additional room has power connected and bi-fold doors lead to a decked seating and dining area fronting it. It is positioned to look out over the garden back towards the house and enjoys a sunny southerly aspect.

TENURE AND SERVICES

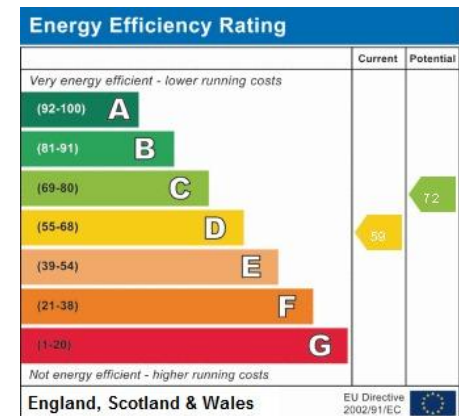
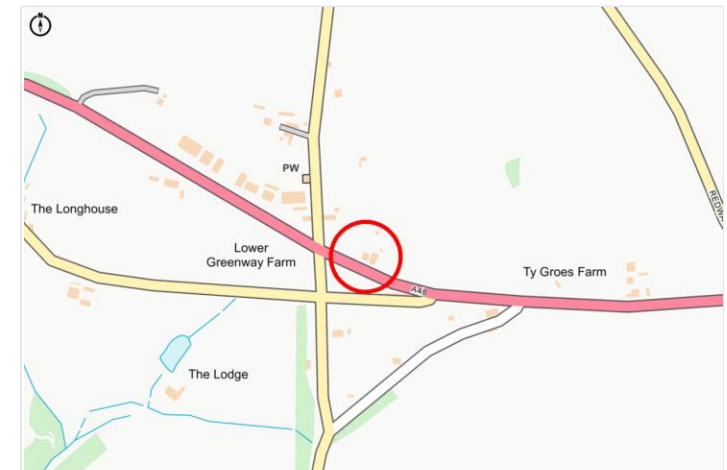
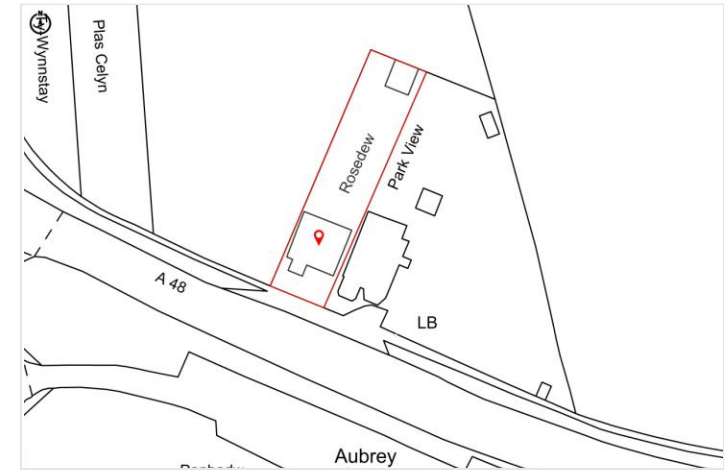
Freehold. Mains electric and water connect to the property. LPG fired central heating. Drainage to be confirmed. Electric car charging point to remain.





Total area: approx. 246.2 sq. metres (2650.5 sq. feet)

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



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

