



Orchard Dene,  
Welsh St. Donats, Vale of Glamorgan, CF71 7SS





**Orchard Dene,**  
Welsh St. Donats, Nr Cowbridge,  
Vale of Glamorgan, CF71 7SS

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£1,500,000 Freehold

**3 Bedrooms : 1 Bathrooms : 2 Reception Rooms**

A most comprehensively modernised bungalow set within a wonderfully proportionate plot with to be sold together with an extensive range of outbuildings and adjoining land, in total about 17.5 acres.

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**Directions**

From our Cowbridge Office take the left hand turning at the traffic lights and travel past Cwbridge Comprehensive School and through the village of Aberthin. Approximately half a mile further on, take the right hand turn sign-posted Welsh St. Donats. Continue along this country lane and, on entering the village, take the second left hand turning opposite the bus stop. Follow this road through the village and bear right. Continue out of the village where the property will be found to the left hand side, the last house before the crossroads

- Cowbridge 3.1 miles
  - Cardiff City Centre 11 miles
  - M4 (J34, Miskin) 3.6 miles
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**Your local office: Cowbridge**

T 01446 773500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)



## Summary of Accommodation

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### ABOUT THE PROPERTY

- \* Orchard Dene is a bungalow understood to date from the middle of the last century but comprehensively modernised and in recent years.
- \* It offers good sized accommodation and set within proportionate gardens and grounds.
- \* Entrance porch opens into ground floor entrance hallway with bedroom accommodation to the left and living accommodation to the right.
- \* Three bedrooms of which the largest, principal double bedroom looks to the front elevation and two additional double bedrooms looking to the side and rear respectively.
- \* These bedrooms share use of a family bathroom with contemporary slipper bath and walk-in shower cubicle. There is a separate, adjacent WC.
- \* L-shaped living with a particularly broad window looking to the front elevation and sliding doors opening into a garden room.
- \* Garden room looks to the rear of the property and connects to both the living room and the kitchen. It enjoys a view over the rear garden onto the outbuildings and land beyond.
- \* The kitchen features contemporary fitted units with appliances to remain including: electric oven, hob, fully integrated dishwasher and washing machine. Ample room remains for an American style fridge freezer.

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### GARDENS AND GROUNDS

- \* Accessible from the lane running north-east out of Welsh St Donats, a broad drop-down kerb leads through a gated entrance onto a pebble chipped forecourt driveway.
- \* This sizeable off road parking space has room for a number of vehicles.
- \* Steps lead from the parking area to the principal entrance doorway while a path skirts around, to one side, and leads to the rear garden.
- \* To the rear of the property is a good size garden space including a flagstone paved patio seating area and a larger lawned garden beyond.
- \* The bungalow and gardens space are enclosed by fencing and hedging, there being a pedestrian gated entrance leading to the outbuildings and land beyond.

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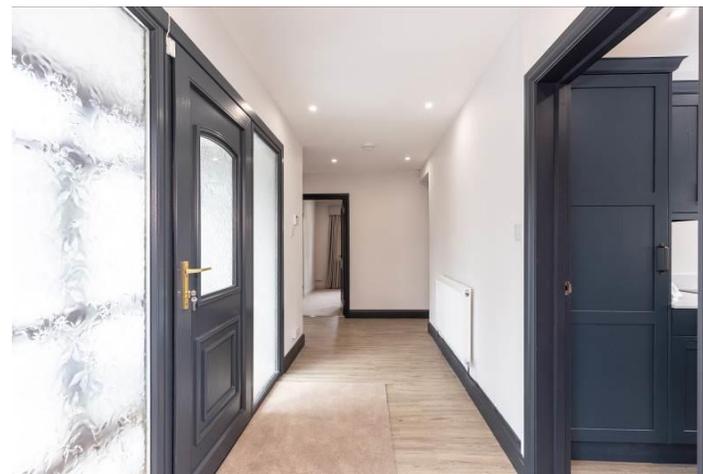
### LAND AND OUTBUILDINGS

- \* Orchard Dene is to be sold together with adjoining land and an extensive range of outbuildings, in total about 17.5 acres.
- \* The yard and outbuildings can be separately access via video controlled electrically operated gates from the land fronting the property \* A driveway leads to a parking area fronting the range of outbuildings
- \* A timber-clad shed has a central storage area of approximately 15m x 7m and is flanked by 3 adjoining but separately accessed storage areas / stabling
- \* Block-built former cow shed of approximately 20m x 7.2m
- \* Corrugated iron hay barn approximately 11m x 9m
- \* The associated land surrounds the yard / bungalow to 3 sides and has been recently enclosed with stock proof fencing and electric gates to the property with secure entry system and CCTV. The southern boundaries front, to the main, the road out of Welsh St Donats; beyond the northern boundary is forestry land.

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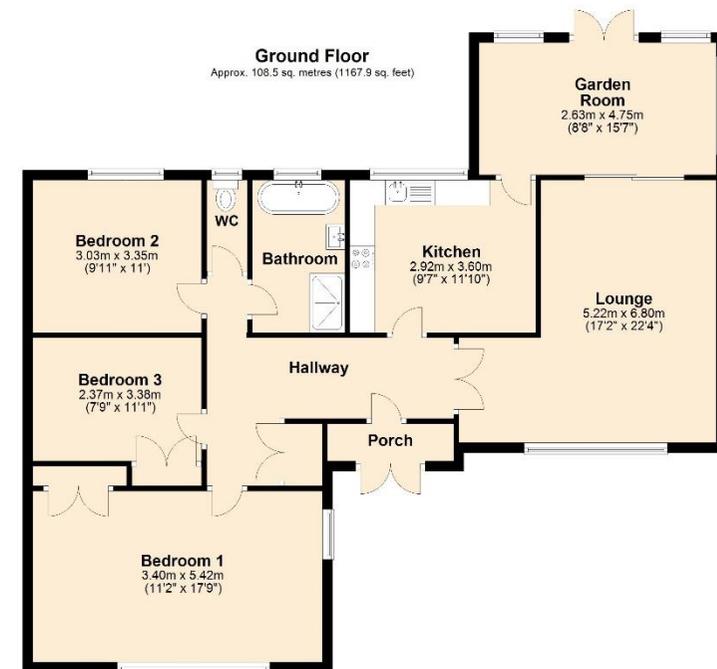
### TENURE AND SERVICES

Freehold. Mains electric and water connect to the property. LPG fired combi central heating. Cesspit drainage.  
Council Tax Band:





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		54
(21-38)	<b>F</b>	35	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 108.5 sq. metres (1167.9 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](mailto:bridgend@wattsandmorgan.wales)

**Cowbridge**

T 01446 773 500

E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

**Penarth**

T 029 2071 2266

E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

**London**

T 020 7467 5330

E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)

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