



**The Retreat, Sigingstone,
Near Cowbridge, Vale of Glamorgan, CF71 7LP**





The Retreat

Sigingstone, Near Cowbridge,
Vale of Glamorgan, CF71 7LP

£635,000 Freehold

5 Bedrooms : 2 Bathrooms : 2 Reception Rooms

A well-proportioned five bedroom, individually built, detached family home in this attractive Vale Village of Sigingstone. The spacious accommodation comprises; lounge, dining room, family room, kitchen/breakfast room, WC. To the first floor, master bedroom with dressing room and en-suite shower room, four further good sized bedrooms and a family bathroom. Outside, attractive landscaped gardens to the front and rear. Private driveway with ample parking and a double garage.

EPC RATING: D59

Directions

Head up the High Street and at the end turn left onto the Llantwit Major road. Stop and turn left at Nash Manor cross roads. Take the first running left signposted Sigingstone and follow the country road into the village. Go past the Victoria Inn on your right hand side and as you drop down the hill, turn left at the next junction and follow the road where you will see the property on the left hand side.

- Cowbridge Town Centre 3.3 miles
 - Cardiff City Centre 19.5 miles
 - M4 (J35) 8.2 miles
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Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * This five bedroom detached family home which has been individually built within this sought after Vale village of Sigingstone.
 - * The property is entered into the entrance hall which provides access to the principal reception rooms, a half turn staircase which leads to the first floor.
 - * The lounge is fitted with an attractive wood burning stove set upon a slate tiled hearth with exposed stone surround. Double doors also lead onto an attractive front patio garden.
 - * The kitchen/breakfast room is fitted with a range of wall and base units with roll top surfaces, integral appliances to remain to include: 'Electrolux' oven, 4-ring hob, fridge, freezer and dishwasher. A door also provides access to the rear enclosed garden.
 - * Further accommodation to the ground floor includes; dining room, family room, utility room and cloakroom with sauna.
 - * To the first floor, the landing provides access to all bedroom accommodation.
 - * The master bedroom is a spacious double bedroom with useful fitted bedroom furniture - the dressing room and en-suite shower room accompany the master bedroom.
 - * In addition there are four further good sized bedrooms and a modern family bathroom.
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GARDENS AND GROUNDS

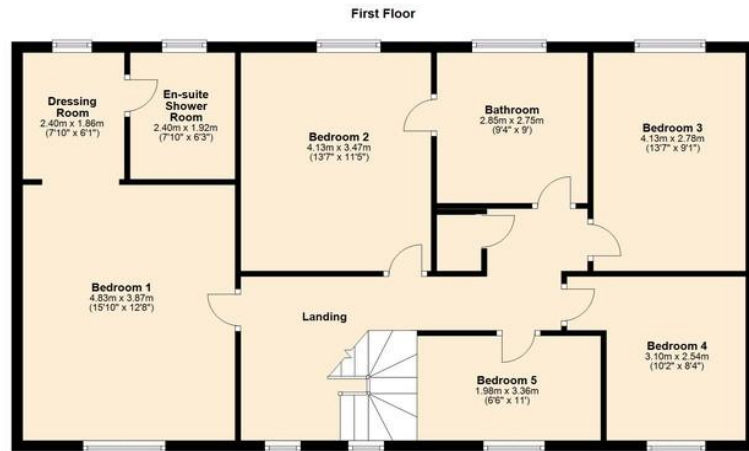
- * To the front of the property there is a large tarmac driveway providing off road parking for several vehicles leading to the detached double garage fitted with an electric roller shutter door.
 - * The garage provides useful parking/storage space, power and lighting.
 - * The garden to the front has been landscaped and comprises of different areas of lawned garden with a variety of colourful flowers, plants and shrubs.
 - * To the rear of the property, the garden is predominantly laid to lawn, and has been landscaped with terraced areas containing a variety of well established plants and foliage.
 - * Attractive landscaped paving leads to a delightful patio area; idea for sitting out and entertaining.
 - * To the side of the garden lies a timber storage shed, the oil tank and onto a private lawned garden.
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ADDITIONAL INFORMATION

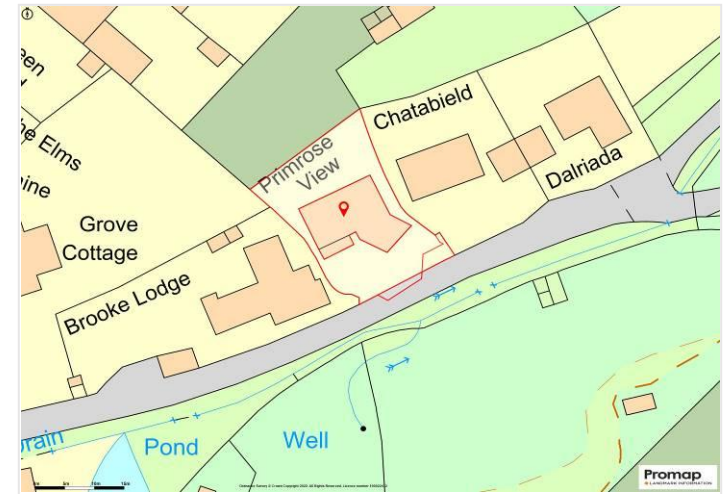
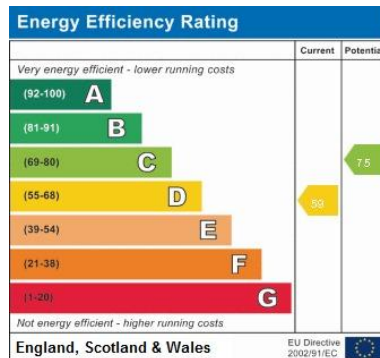
Freehold. Oil fired central heating. Mains electricity and water. Cess Pit Drainage. Council Tax Band G.

PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.



Plan produced by Walls & Morgan LLP
Plan produced using PlanItUp



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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