

# 2 Breach Cottages, Bonvilston, Cardiff, CF5 6TU



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£675,000**



Semi- Detached Property



# Property Description

**\*\* STUNNING FOUR BEDROOM SEMI-DETACHED COTTAGE \*\* LARGE PLOT \*\* RECENTLY RENOVATED \*\*** A beautifully presented four bedroom semi-detached cottage situated in the sought after area of Bonvilston, with views overlooking Cottrell Park golf course. This extended property comprises; entrance porch, hallway, sitting room, lounge, dining room, kitchen, utility room and cloakroom. To the first floor are three double bedrooms and family bathroom. The recently added second floor includes the principle bedroom suite with Juliet balcony plus en-suite bathroom. A large 295ft landscaped garden situated to the side of the property with detached outbuilding/office/garage with WC, and separate washroom. At the end of the garden is an additional garage. EPC Rating: C

**Tenure Freehold**

**Council Tax Band G**

**Floor Area Approx 2,126 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

Bonvilston is a village in the Vale of Glamorgan, boasting great transport links into Cardiff (10.4 miles), Barry (5.9 miles) and Bridgend (10.9 miles). The village is situated on the A 48 about four miles east of Cowbridge. The village has two pubs, The Red Lion, and The Aubrey Arms both with roaring log fires. There is a corner shop called the old village shop and St Mary's parish church. The surrounding area consists of rolling countryside with picturesque views. There are a cluster of villages within a three mile radius.

## ENTRANCE

Entered via composite gates to driveway providing parking for a number of vehicles. Access to a number of outbuildings, large garden and gated access to rear lane. External power points. Electric car charging point.

## PORCH

Entered via newly installed composite front door with double glazed panels into porch. uPVC double glazed windows to both sides. Luxury Vinyl Flooring (LVT). Feature wooden door with glazed inset panels into hallway.

## HALLWAY

Turning staircase to first floor. Doors to lounge, sitting room and kitchen/diner. Radiator. Under stair storage space.

## SITTING ROOM

11' 10" x 10' 5" (3.63m x 3.20m)  
uPVC double glazed window to front. Feature electric fireplace. Radiator.

## LOUNGE

19' 11" x 14' 7" (6.08m x 4.45m)  
A stunning, cosy lounge area which includes recently installed wood burner with feature stone surround, oak mantle and stone hearth. Radiator. uPVC double glazed French patio doors with matching side windows to rear garden. Spotlights. Opening to kitchen/diner.

## DINING ROOM

15' 10" x 6' 3" (4.84m x 1.92m)  
uPVC double glazed window to rear and French patio doors to large side garden. Luxury vinyl tile flooring (LVT). Radiator. Opening to kitchen.

## KITCHEN

15' 6"(max) x 13' 8" (4.74m x 4.17m)  
A traditional style kitchen fitted with a wide range of base and eye level units incorporating Belfast sink with complementary granite work surfaces and splash backs. Fitted Rangemaster cooker with extractor hood over. Integrated fridge/freezer and dishwasher. Spotlights. Radiator. Glazed door to utility room.

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### UTILITY ROOM

4' 9" x 4' 9" (1.45m x 1.45m)

Fitted base unit with stainless steel sink and drainer with complementary work surfaces. Tiled flooring and splash backs. uPVC double glazed window to front and external door to side. Wall mounted gas combination boiler. Door to cloakroom/WC.

### CLOAKROOM

4' 9" x 4' 7" (1.47m x 1.41m)

Low level WC and wash hand basin. Tiled flooring and splash backs. uPVC double glazed window to front. Ladder radiator.

### FIRST FLOOR

#### LANDING

Doors to three double bedrooms and the family bathroom. Door to second floor bedroom.

#### BEDROOM TWO

18' 0" x 10' 5" (5.49m x 3.18m)

uPVC double glazed window to front with field views. Dressing area with uPVC double glazed window to side. Radiator.

#### BEDROOM THREE

17' 11" x 9' 3" (5.48m x 2.83m)

Two uPVC double glazed windows to rear overlooking Cottrell Park Golf Course. Storage cupboard with clothes rail. Radiator.

#### BEDROOM FOUR

10' 10"(to wardrobes) x 9' 8" (3.32m x 2.96m)

Fitted wardrobes to one wall. uPVC double glazed window to side with views of the garden and beyond.

#### BATHROOM

9' 10" x 5' 9" (3.01m x 1.76m)

A luxury suite comprising low level WC, pedestal wash hand basin and panelled 'P' bath with separate shower attachment and glass screen. Tiled splash backs. LVT flooring. Spotlights. Extractor fan. Loft access. Airing cupboard. Radiator. uPVC double glazed obscure window to front.

### SECOND FLOOR

#### BEDROOM ONE

16' 5" x 13' 9" (5.01m x 4.20m)

uPVC double glazed French doors with Juliet balcony to rear with superb views overlooking the golf course. Radiator. Double glazed velux window to front with fitted blinds. Spotlights. Storage cupboard with fitted chest of drawers and lighting. Feature solid oak beam opening to en-suite.

#### ENSUITE

9' 4" x 8' 7" (2.85m x 2.63m)

A modern suite to include low level WC, pedestal wash hand basin and freestanding bath with shower attachment. Heated towel radiator. Double glazed velux window to side and rear with fitted blinds. LVT flooring. Storage into eaves. Spotlights and extractor fan.

#### OUTSIDE

##### SIDE GARDEN

A large 295ft landscaped garden situated to the side of the property, mainly laid to lawn with a variety of mature tree and hedges. Decked seating and paved patio area with shrub borders. Outside tap. External power points. Garden pond with pump. Wood store with light and power. Boundary fence. Garden shed. Gated access to rear lane.

##### OUTBUILDING/OFFICE

19' 9" x 10' 8" (6.03m x 3.26m)

A two storey building, previously a garage with storage room/workshop and WC to the ground floor and office to the first floor. Light and power. Gas central heating radiator supplied from the house boiler.

##### WASH ROOM

13' 1" x 7' 8" (3.99m x 2.36m)

Space for washing machines and tumble dryers. Fitted stainless steel sink and drainer. Light and power.

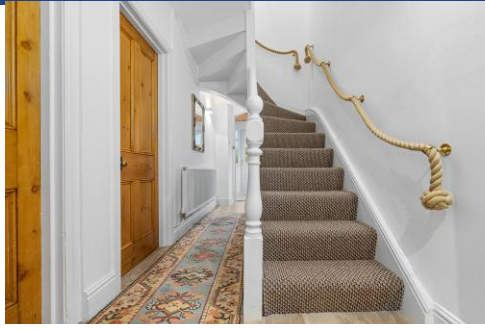
##### GARAGE

Situated at the end of the garden is a large garage with up and over garage door. Light and power.

##### ADDITIONAL INFORMATION

We are advised that the property is served with mains gas with recently installed Kingspan septic tank. Electric car charging point.

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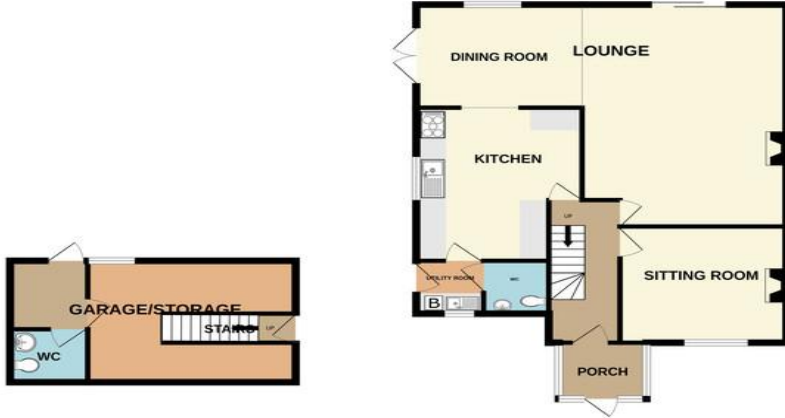


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GROUND FLOOR  
1025 sq.ft. (95.2 sq.m.) approx.



1ST FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



2ND FLOOR  
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 2126 sq.ft. (197.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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