



BOLSON BUNGALOW, RHIWSAESON LANE, GROESFAEN, CF72 8NS

A DETACHED HOME WITH CONSIDERABLE POTENTIAL TO EXTEND & IMPROVE ON A LARGE GARDEN PLOT.

- Cardiff City Centre 8 miles
- Cowbridge 8.3 miles
- M4 (J34) 1.7 miles

Accommodation and amenities:

Porch • Hallway • Lounge • Dining Room • Kitchen • Utility Area • Adapted Shower Room • Separate WC • Rear Entrance Porch

Ground floor Double Bedroom • Second Bedroom to First Floor

Large Garden Plot • Driveway Parking

Considerable Potential to Extend & Improve (subject to any appropriate consents)

EPC Rating: D



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Established 150 Years

1857 - 2007



SITUATION

The village of Groesfaen is positioned within gently undulating countryside and includes a public house, Church and Chapel. The village is very convenient for commuting to Cardiff (approximately 8 miles), Llantrisant and other commercial and industrial areas of South East Wales. Junction 34 of the M4 Motorway is approximately 1½ miles distance.

DESCRIPTION OF PROPERTY

Bolson Bungalow is a detached domer bungalow set within a sizeable garden plot of about 0.15 of an acre. It requires renovation refurbishment and has considerable scope to extend, subject any appropriate consents. At present, the accommodation includes a living room opening to a dining area beyond which is a galley kitchen, a scullery area and a rear porch way. To the ground floor is a double bedroom, an adapted shower room and a separate w.c. To the first floor is one double bedroom and a large eaves space.

GARDENS AND GROUNDS

From Rhiwseason Lane, a sloping concreted drive leads through a gated entrance to a concreted parking area. This continues to the front of the property and the principal entrance doorways. The remainder of the garden is mainly laid to lawn but includes a tin garden shed and one bay stable both requiring attention.

TENURE AND SERVICES

Freehold. All mains services connect to the property. It is understood the property has been rewired and has had a new gas combi boiler installed approximately 1 year ago.

DIRECTIONS

Travelling from Junction 34 of the M4 Motorway, depart in a northerly direction on A4119 towards Llantrisant. At the traffic lights (Castell-y-Mynach Public House) turn right for Groesfaen. On entering the Village, pass the turnings to Penygroes and Y Parc; and after a further 200m take a sharp left into Rhiwsaeson Lane. Bolson Bungalow will be to your right after about 100yards, set back from the road via a slightly sloping tarmac topped driveway and just beyond 'Weyhill' House and opposite 'Redgate Terrace'.

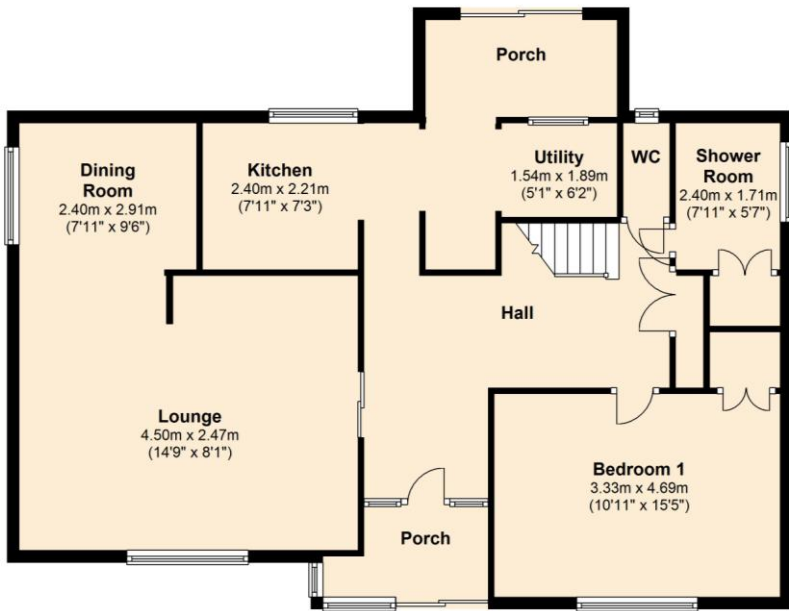
PROCEEDS OF CRIME ACT 2002

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.



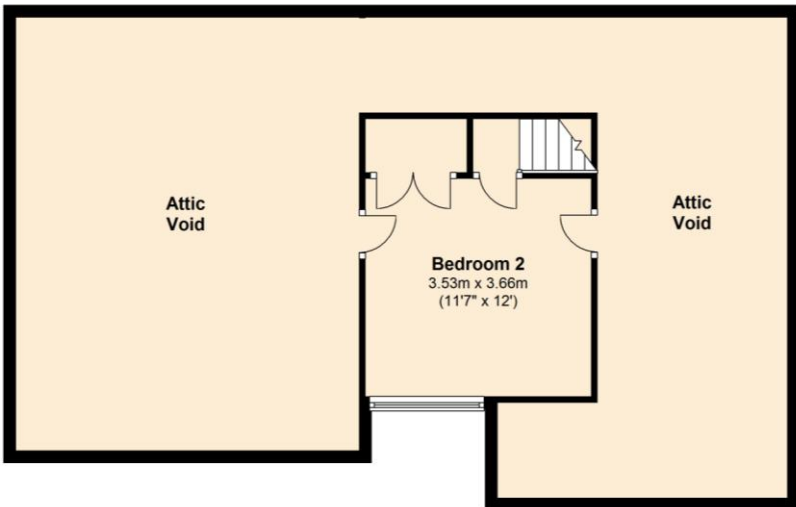
Ground Floor

Approx. 71.8 sq. metres (772.8 sq. feet)



First Floor

Approx. 89.2 sq. metres (960.3 sq. feet)



Any 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. The plans do not form part of any contract.

