



5 THE BRAMBLES,
CROSS INN, LLANTRISANT, CF72 8BF



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AN INDIVIDUAL, 4 BEDROOM DETACHED FAMILY HOME IN A PRIVATE CUL DE SAC WITH GENEROUS, WEST FACING GARDEN, AMPLE PARKING AND DOUBLE GARAGE.

- Cardiff City Centre 10.7 miles
- Cowbridge 8 miles
- M4 (J34) 2.6 miles

Accommodation and amenities:

Porch • Hallway • Cloakroom • Lounge • Family Room • Kitchen-breakfast Room • Dining Room • Utility Room

Master Bedroom with En Suite Shower Room • Three Further Bedrooms • Bathroom

Integral Double Garage • Ample Parking

West Facing Patio & Lawned Garden to Rear

EPC Rating: C 75



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Established 150 Years

1857 - 2007



SITUATION

The Historic Town of Llantrisant is situated approximately 2½ miles to the North of Junction 34 of the M4 Motorway which provides access to Cardiff and other Commercial Centres in the region. The Town includes a Leisure Centre with an In-door Swimming Pool and there are several Golf Clubs in the area. The adjoining Town of Talbot Green includes a good range of retail facilities including Tesco Extra, Leekes and Arthur Llewellyn Jenkins.

The City Centre of Cardiff is within 12 miles and includes comprehensive retail and commercial facilities, Theatres and Concert Halls, Leisure and Sporting facilities, in addition to a Main-Line Rail Link to London (Paddington) in around two hours.

ABOUT THE PROPERTY

From a covered entrance porch, a door opens into the ground floor hallway. From here, wide doorways open into the lounge with family sitting room beyond; to the kitchen with dining room and utility room off; and also to a cloakroom. A straight-run staircase leads to the first floor bedrooms. The lounge is a large room with bay window looking over the front driveway and along the cul de sac. Double doors open into a second reception room from which there are double doors looking out over, and opening onto, a west facing paved patio with lawn beyond. The modern, fitted kitchen includes a good supply of storage units with appliances, where fitted, to remain and including gas hob, double electric oven and fully integrated fridge, freezer and dishwasher. A door opens from here into the dining room from which there is access to the patio and garden. A utility room, accessed from the kitchen, provides further storage, has plumbing for a washing machine and a connecting door into the garage; and a second door into an enclosed courtyard area.

To the first floor, a central landing has doors leading to all four bedrooms and to a family bathroom. The master bedroom includes a deep recess suitable for a wardrobe and its own en suite shower room. Two of the other bedrooms are good doubles and have wardrobes fitted / built in.

GARDENS AND GROUNDS

Set at the end of a private road of other self-build homes, no 5 The Brambles has a good sized off-road parking and turning area fronting the property, from which there is access to the property itself via an entrance porch. An electric sectional 'up and over' door opens into the large integral double garage (approx. max 5.3m x 5.3m), from which there is access into the utility room. There is also eaves storage. All residents of The Brambles contribute to the maintenance of the private road as and when required.

To the rear of the property is a generous, west facing garden including a paved terrace opening onto a considerably larger lawn. The terrace is primarily accessed via double doors from the family room and also from the dining room. The rear garden is enclosed by fencing, and it is understood there are steps from the garden, solely for the use of 5 The Brambles, leading directly to 'Cardiff Road'. A further enclosed courtyard area is accessible from the utility room only.

TENURE AND SERVICES

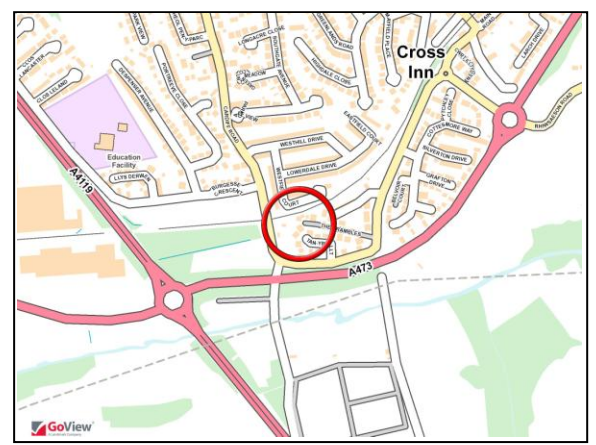
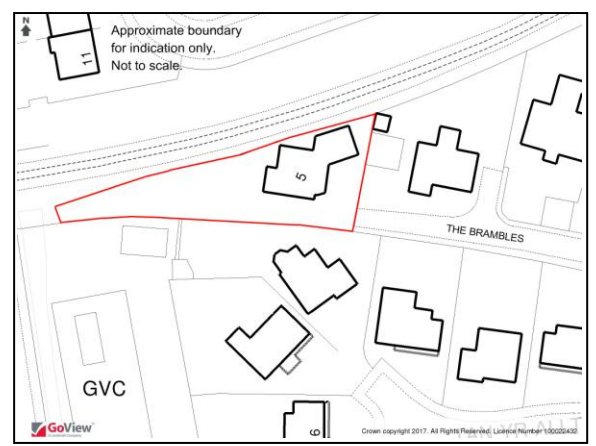
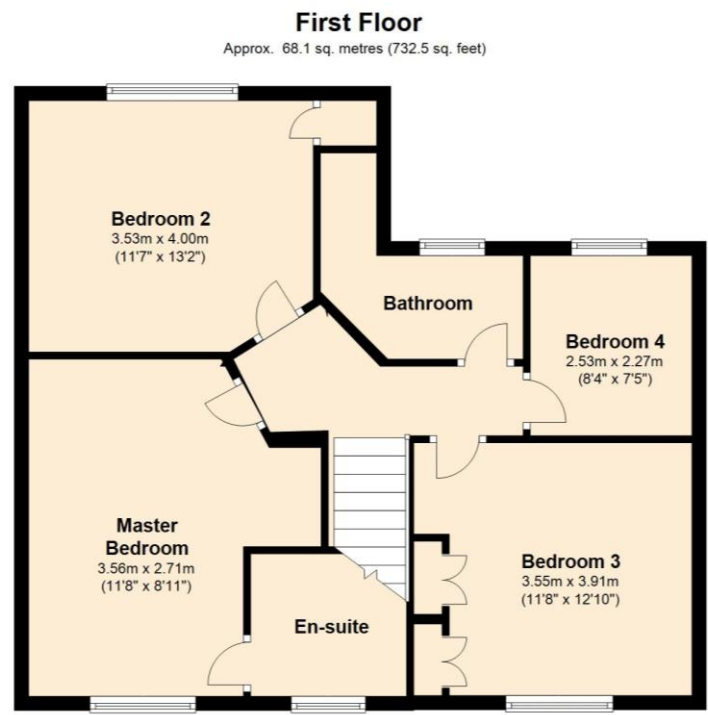
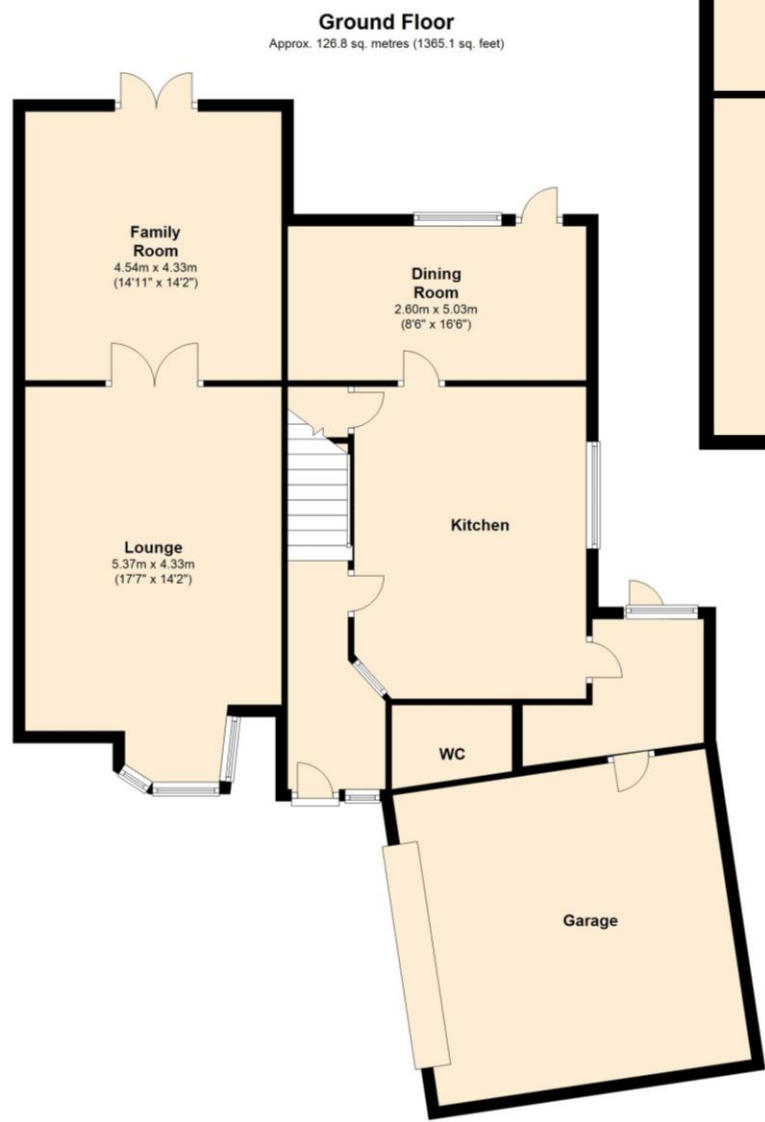
Freehold. All mains services connected. Gas-fired central heating.

DIRECTIONS

From M4 junction 34, travel along the 4119 in a northerly direction and turn right after about 1.5 miles at a roundabout onto A473 ("Church Village by-pass"). Continue along this road for about 1/2 a mile and bear left signposted to Cross Inn. After a further 150m bear left at the next roundabout. The turning into The Brambles will be to your right, after about 200 metres. No 5 is at the very end of this private road.



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 part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		75	82
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		72	78
England, Scotland & Wales		EU Directive 2002/91/EC	

