



Welsh St Donats, CF71 7SS
£599,000

High Street, Cowbridge CF71 7AF

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BRINSONS & BIRT

A large, exclusive, detached residence situated on a fantastic plot within the village of Welsh St Donats. The accommodation, set across excellent square footage, briefly comprises; entrance hall, living room, conservatory, dining room, study, kitchen/breakfast room, utility and integrated garage to the ground floor, with four big double bedrooms, master en suite and second bathroom situated to the first floor. The accommodation is in good order, but would benefit from some modernisation in places. The gardens to front and rear are maintained beautifully and mainly laid to lawn, private and secluded to all boundaries.

Village facilities in Welsh St Donats include the village church, the village hall and playing field which is a few minutes walk away as are the extensive forestry commission woodlands with fishing lake and ideal for walkers and horse riding. Facilities in the market town of Cowbridge include schooling of excellent reputation for all ages, a wide range of shops both national and local, library, health centre, sporting and recreational facilities including leisure centre, cricket club, tennis club, squash club, bowls club, football club, rugby club etc.

Properties with this this quality of location come up for sale very rarely. Viewings are strictly by appointment.



Accommodation

Ground Floor

Entrance Hall 15' x 15'9" (4.57m x 4.80m)

Entered via hardwood front door with inset glazed vision panels with adjacent UPVC double glazed opaque window to front. Large entrance hall with quarter turn staircase leading up to first floor landing. Skimmed walls. Coved ceiling. Wooden parquet flooring. Fitted radiator. Doors to all ground floor rooms.

Living Room 24'2" x 13'10" (7.37m x 4.22m)

Gas coal effect fire set on a marble hearth with matching marble surround and mantle. UPVC double glazed bay window to front set into a pretty curved wall. Fitted radiator underset on a curve. Skimmed walls. Coved ceiling. Fitted carpet. Aluminium sliding double glazed patio doors open out into;

Conservatory 14'7" x 13'10" (4.45m x 4.22m)

Fitted in 2003 of UPVC structure and sitting on dwarf wall. Range of UPVC double glazed windows and UPVC double glazed patio doors opening out onto rear terrace. Poly-carbonate roof with fitted inset blinds. China slate laid flooring. Power and light. Fitted radiator.

Dining Room 12'11" x 11'4" (3.94m x 3.45m)

UPVC double glazed bay window to rear. Skimmed walls. Coved ceiling. Wooden parquet flooring. Fitted radiator.

Study 13'10" x 9'10" (4.22m x 3.00m)

UPVC double glazed picture window to front. Skimmed walls. Coved ceiling. Wooden parquet flooring. Radiator.

WC/Cloaks 6'4" x 3'11" (1.93m x 1.19m)

Two piece suite in white comprising low level dual flush WC and pedestal wash hand basin with vanity unit underset. Half tiled walls. Coved ceiling. Tiled flooring. UPVC double glazed opaque window to rear.

Kitchen/Breakfast Room 15'2" x 9'5" (4.62m x 2.87m)

Modern fitted kitchen comprising white shaker style wall and base units with granite work surfaces. Composite 1.5

bowl sink and drainer with chrome mixer tap by Schock. Hotpoint electric double oven with electric hob and chimney extractor. Integrated fridge/freezer with decor panel. Integrated Bosch dishwasher with decor panel. UPVC double glazed window overlooking beautiful rear garden. Coved and skimmed walls. Coved ceiling with LED spotlighting. Slate effect tiles to floor. Fitted radiator. Door leading through to;

Utility Room 5'2" x 9'8" (1.57m x 2.95m)

Fitted in the same style as kitchen with range of wall and base units. Franke 1.5 stainless steel sink and drainer. Space for a range of utilities. UPVC double glazed window overlooking rear. Wooden stable style side door with inset double glazed vision panel. Tiled walls. Tiled flooring to match kitchen. Fitted radiator. Doorway through to garage.

First Floor

Landing

Accessed via quarter turn staircase from entrance hall. Open landing with communicating doors to all first floor rooms. Skimmed walls. Coved ceiling. Fitted carpet. Access to loft via hatch.

Master Suite Bedroom One 21'10" x 11'11" (6.65m x 3.63m)

Dual aspect from two UPVC double glazed windows to front and rear. Skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator. Range of built in floor to ceiling wardrobes with range of hanging space and shelving. Further range of Sharps furniture to remain. Ensuite is;

Master Suite Bathroom One

Three piece suite in white comprising full length bath with overhead Mira integrated shower and shower head attachment. Wall mounted pedestal wash hand basin with vanity unit underset and surrounding. Hidden cistern WC. Further range of vanity unit and shelving. Tiled walls and flooring. UPVC double glazed opaque window to rear. LED chrome spotlighting. Wall mounted heated towel rail.

Bedroom Two 8'11" x 14'1" (2.72m x 4.29m)

Currently in use as study. UPVC double glazed window to front. Skimmed walls. Coved ceiling. Fitted carpet. Fitted

radiator. Range of fitted office furniture. Four door run of built in wardrobes.

Bedroom Three 16'11" x 9'6" (5.16m x 2.90m)

UPVC double glazed window to rear offering scenic views. Skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator. Built in wardrobe.

Bedroom Four 14'8" x 11'11" (4.47m x 3.63m)

UPVC double glazed window overlooking front garden. Skimmed walls. Coved ceiling. Fitted carpet. Radiator. Four door run of built in wardrobes.

Family Bathroom 5'6" x 11'10" (1.68m x 3.61m)

Four piece suite comprising tiled panelled bath with chrome mixer tap. Walk in oversized shower cubicle with integrated chrome shower and shower head attachment with glass shower screen. Wall mounted wash hand basin with vanity unit underset. Low level hidden cistern WC with inset adjacent vanity unit. UPVC double glazed opaque window to rear. Tiled walls and flooring. LED spotlighting. Wall mounted chrome heated towel rail.

Garage 17'8" x 16'7" (5.38m x 5.05m)

Access via up and over doorway from driveway and rear door into utility room. Power and lighting. Housing oil fired central heating boiler.

Outside

Situated on a fantastic plot in the heart of the village. Private and secluded. Tarmac driveway leads to the garage with well maintained front garden mainly laid to lawn with borders of mature shrubbery and stone built wall. Side access to beautifully landscaped rear garden. Flat private and further laid to lawn with patio area. This really is a gardeners dream.

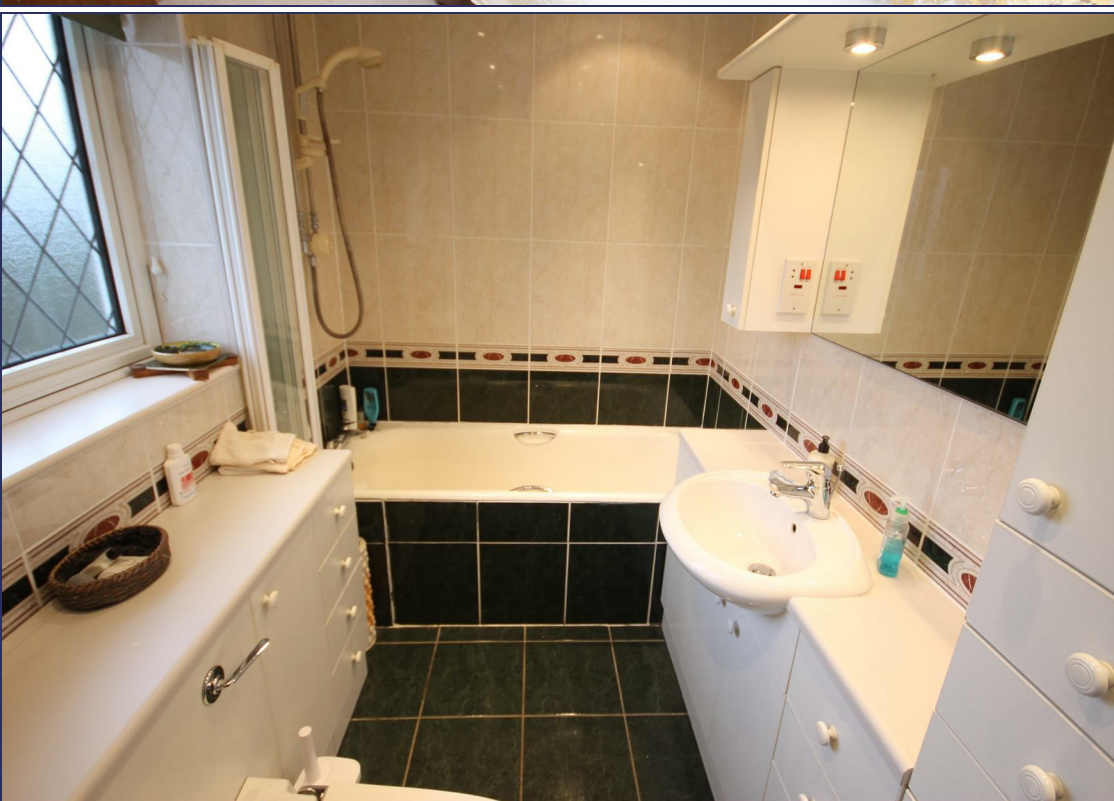
Services

Mains water and electricity. Oil fired central heating. Calor gas tank used for gas coal fire. Solar panels heat hot water and are situated to south elevation owned by vendor. Cesspit to rear garden.

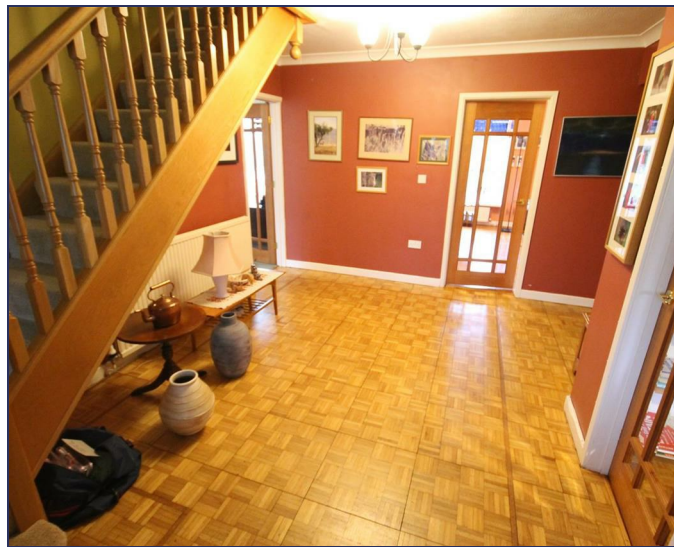
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