



# St Mary Church

Cowbridge, CF71 7LT

Price £685,000

HARRIS & BIRT



A spacious, executive, detached family home located in a peaceful spot offering wonderful countryside views in the popular Vale village of St Mary Church. The immaculately presented accommodation has been extensively renovated and modernised in recent years by the current vendors and briefly comprises: entrance hall, living room, open plan kitchen/dining/family room, utility room and WC to the ground floor. Upstairs offers an attractive master bedroom with en suite, a second double bedroom with en suite, a further three double bedrooms and a modern family bathroom. Outside enjoys the benefit of off road parking for several vehicles, garage, and pretty front and rear gardens.

St Mary Church is an attractive small hamlet built around the parish church. Also within walking distance is Llanfair junior school which enjoys an excellent reputation and is located where the children go to the highly regarded Cowbridge Comprehensive school. The market town of Cowbridge is a few minutes drive to the north and offers extensive range of market town facilities including 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, rugby club etc, as well as an extensive range of other leisure facilities. St Mary Church is situated in the heart of the Vale of Glamorgan with the heritage coastline just a few minutes drive to the south. Easy access to both the A48 and M4 bring major centres within easy commuting distance including the capital city of Cardiff, Newport, Bridgend, Swansea etc. There is a mainline railway station in Cardiff and is just a short drive to Cardiff Wales Airport.

- Spacious Detached Family Home
- Five Double Bedrooms
- Spacious Master Bedroom with Vaulted Ceiling & Modern En Suite
- Private & Enclosed Garden
- Cowbridge School Catchment
- Stylishly Renovated Throughout
- Open Plan Kitchen/Dining/Family Room
- Abundance Of Storage
- Driveway Parking For Several Vehicles
- EPC Rating - D

## Accommodation

### Ground Floor

#### Entrance Hall 7'2 x 18'3 (2.18m x 5.56m)

The property is entered via solid wood door with full length glazed panel to side into entrance hall. Large form tiled flooring with matching skirting. Radiator. Ceiling spotlights. Stairs to first floor. Doors to all ground floor rooms.

#### Living Room 12'2 x 17'0 (3.71m x 5.18m)

Large window overlooking front garden. Decorative panelled walls. Fitted carpet. Radiator. Central ceiling light.

#### WC 3'1 x 5'11 (0.94m x 1.80m)

Two piece suite in white comprising low level dual flush WC and wall mounted wash hand basin with mixer tap. Decorative tiled walls. Continuation of tiled flooring from hallway. Vertical towel warmer. Ceiling spotlights, Extractor fan.

#### Kitchen/Dining/Family Room 11'0 x 15'8 (3.35m x 4.78m)

Spacious open plan room with modern Sigma 3 fitted kitchen comprising; full width fitted wall cabinet offering integrated fridge and freezer with matching decor doors. Range of storage cupboards. Inset eyeline Neff oven. Inset eyeline Neff grill and microwave. Large island with Corian work surface and overhang for breakfast bar seating with inset sink, detachable sink cover and curved hose mixer tap. Countertop induction hob. Pop up plug sockets. Range of undercounter storage and wine fridge. Window overlooking the rear garden. Large form tiled flooring with matching skirting and underfloor heating. The kitchen is open to the dining & family room offering ample space for large table and chairs in front of bi-fold doors opening onto the rear patio. Full width wood panelled wall to family room concealing a range of storage cupboards. Ceiling spotlights. Door to utility room.

#### Utility Room 8'10 x 9'0 (2.69m x 2.74m)

Full width run of cabinets to match kitchen. Plumbing for washing machine and space for tumble dryer with matching decor panel. Further base unit with laminate work surface containing inset 1.5 bowl sink with curved mixer tap, draining grooves and waste disposal. Range of wall units over. Door to side with cat flap and obscure glazed panel. Continuation of flooring and skirting from kitchen. Ceiling spotlights.

### First Floor

#### Landing 11'3 x 16'0 (3.43m x 4.88m )

Hard wood stairs with glass banister lead up to first floor landing. Fitted carpet. Ceiling spotlights. Loft access hatch. Doors to all first floor rooms.

#### Master Bedroom 12'5 x 17'3 (3.78m x 5.26m)

A wonderfully spacious master bedroom with open vaulted ceiling and large window offering stunning countryside views to the front. Impressive full wall run of fitted wardrobes and storage. Fitted carpet. Radiator. Two Velux roof windows with fitted inset blinds. Door to en suite.

#### En Suite 9'6 x 6'3 (2.90m x 1.91m)

Modern suite by Vitra with features to include; large walk in shower with wall mounted, mains connected shower, rainfall shower head and further detachable shower head behind glass screen with double wall recess. Low level, dual flush WC. Wall mounted vanity unit with inset sink, mixer tap and storage under. Window to side. Fully tiled walls. Tiled floor. Vertical towel warmer. Ceiling spotlights. Extractor fan.

#### Bedroom Two 10'1 x 12'2 (3.07m x 3.71m)

Large window overlooking rear. Bespoke fitted wardrobe with shelving and chest of drawers. Fitted carpet. Radiator. Central ceiling light. Door to en suite.

#### En Suite 9'6 x 6'8 (2.90m x 2.03m)

Modern suite by Vitra with features to include; fully tiled shower cubicle with mains connected shower and rainfall shower head behind glazed door. Low level, dual flush WC. Vanity unit with sink, mixer tap and storage under. Window to rear with deep sill. Tiled flooring with matching skirting. Ceiling spotlights. Vertical towel warmer.

#### Bedroom Three 12'6 x 13'8 (3.81m x 4.17m)

Two full height feature windows to front offering wonderful countryside views. Vaulted ceiling with central drop ceiling light and further spotlights. Range of fitted wardrobes. Fitted carpet. Radiator.

#### Bedroom Four 12'6 x 8'6 (3.81m x 2.59m)

Large window overlooking rear. Built in wardrobe. Fitted carpet. Radiator. Central ceiling light.

#### Bedroom Five 7'2 x 8'7 (2.18m x 2.62m)

Full length feature window overlooking front offering countryside views. Fitted carpet. Radiator. Vaulted ceiling with central ceiling spotlight.

#### Bathroom 8'4 x 7'4 (2.54m x 2.24m)

Modern suite by Vitra comprising curved panelled bath with mixer tap. Triple wall recess. Low level, dual flush WC. Vanity unit with sink, mixer tap and storage under. Fully tiled walls. Tiled flooring. Vertical towel warmer. Ceiling spotlights. Extractor fan.

### Outside

The property is accessed from the quiet country lane onto a tarmacadam laid driveway offering off road parking for multiple vehicles. Paved steps lead up an enclosed porch to the front door. The front garden is predominantly laid to lawn with curved fenced boundary to the front and a pretty dry stone wall to the side. Gated access to both sides of the property leading to the rear garden. To the rear is a private and enclosed south westerly facing garden with a level parcel of lawn, mature apple blossom. A spacious patio offers alfresco dining with access directly from the bi-folding doors in the dining room with a remote controlled awning offering shade over the patio. Fence boundaries to all sides with decorative downlighting. Fenced off enclosure for the oil tank. Plug point.

### Garage

Double doors opening into garage. Obscure glazed window to side. Wall mounted oil fired Worcester boiler. Light and power.

### Services

Mains water, drainage and electricity are connected to the property. Oil fired central heating via boiler housed to garage. UPVC double glazing throughout.

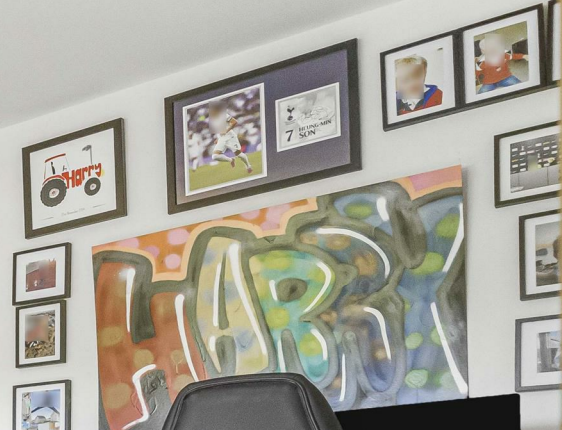
### Directions

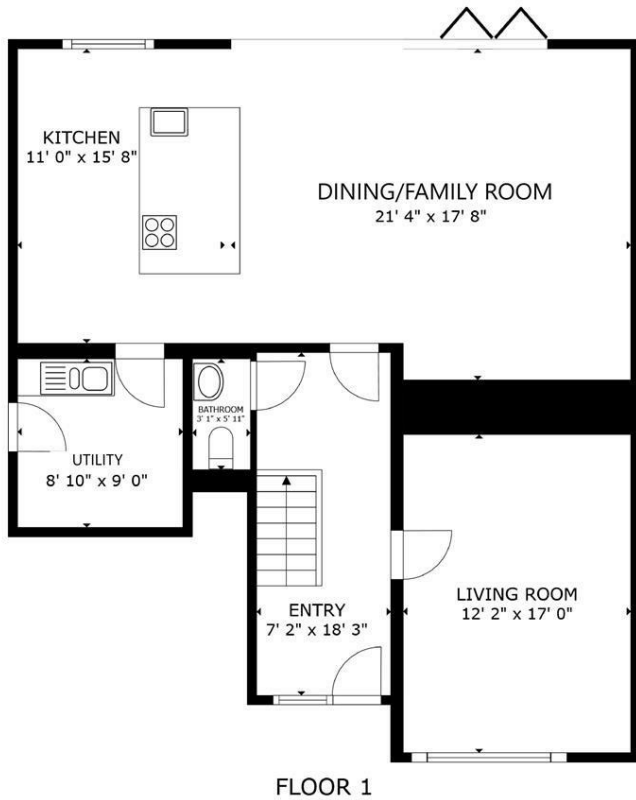
From our offices at 65 High Street travel up Eastgate and turn right at the traffic lights bearing left onto St Athan Road. Travel on this road for circa 3 miles and as you come through the small hamlet of The Herberts head up the hill and take your next left into St Mary Church As you come to the T Junction in St Mary Church take a right and follow the road around to the opposite side of the church where you will then take your second right. Ty'r Berllan is on your right hand side.



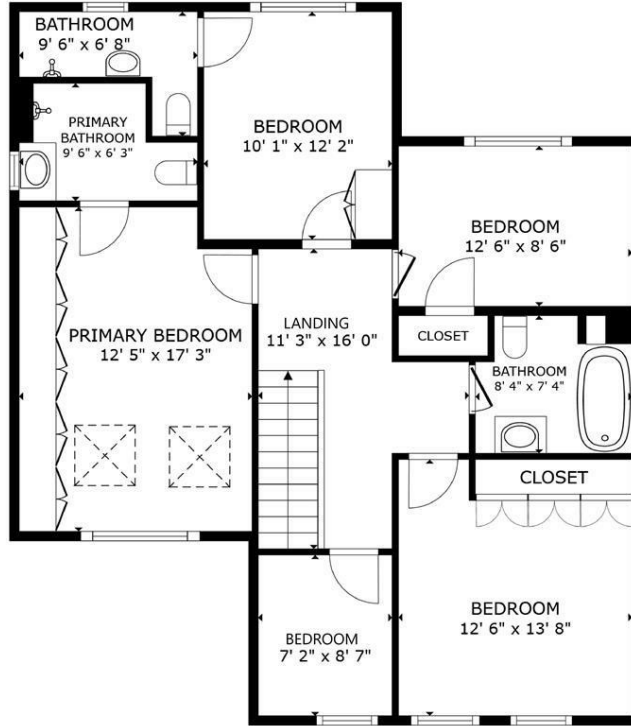








FLOOR 1



FLOOR 2

**HARRIS & BIRT**  
 CHARTERED SURVEYORS &  
 ESTATE AGENTS

GROSS INTERNAL AREA  
 FLOOR 1 1,036 sq.ft. FLOOR 2 1,009 sq.ft.  
 TOTAL : 2,045 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
England & Wales		EU Directive 2002/91/EC	75

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

