

Nantlais

Corntown, CF35 5SA

Asking Price £550,000

HARRIS & BIRT

4 2 3

A charming detached property located within the popular village of Corntown. Accommodation briefly comprises entrance hall, sitting room, living/family room, kitchen, utility room and WC to the ground floor. Upstairs offers master bedroom with en suite bathroom, a further three bedrooms and family bathroom. Outside enjoys the benefit of off road parking for several vehicles leading to the double garage. Pretty lawned garden to the front that wraps around to a spacious and private rear garden. The property benefits from pretty open countryside views.

The property is within walking distance of the village facilities in Ewenny, including a village store & deli, Ewenny garden centre & coffee shop, a hairdresser and an individual clothing boutique. The well regarded Golden Mile Inn is a short walk away and the property falls within the catchment area for the highly rated Cowbridge School. The market town facilities of Cowbridge are within comfortable driving distance, as is access to the M4 motorway bringing major city centres within a commutable distance. The heritage coastline is some 4 miles to the west.

- Spacious Detached Property
- Three Adaptable Reception Rooms
- Wrap Around Substantial Gardens
- Large Double Garage
- Popular Location
- Four Bedrooms with Master En Suite
- Utility Room & Downstairs WC
- Off Road Parking via Driveway to Front
- Picturesque Views to Rear
- EPC Rating: D

Accomodation

Ground Floor

Entrance Hall 4'9 x 6'9 (1.45m x 2.06m)
The entrance hall is accessed via a uPVC front door with inset frosted glazing. uPVC window to the side. Carpeted flooring. Papered walls. Textured ceiling. Pendant ceiling light. Leads to dining room and WC.

WC 8'6 x 3'8 (2.59m x 1.12m)
Carpeted Flooring. Papered walls. Textured ceiling. Access to small loft hatch. Two-piece suite in white finish. Low-level WC with hidden cistern into storage unit. Wash hand basin with integrated storage beneath. Obscured glazed uPVC window to front.

Dining Room 12'0 x 21'11 (3.66m x 6.68m)
Carpeted flooring. Papered walls. Artex ceiling. Ceiling coving. Pendant ceiling lights. uPVC windows to both front and rear. Stairs leading up to the first floor. Door leading to the kitchen. Double French doors with obscured glazing into the living room. Glass hatch leading into the kitchen.

Living/Family Room 11'8 x 21'11 (3.56m x 6.68m)
A generous-sized living room. Papered walls. Artex ceiling. Ceiling coving. Pendant ceiling lights. Electric wood-effect fireplace. uPVC windows to the front and rear. Large full-length uPVC windows. French uPVC doors leading onto rear terrace.

Kitchen 8'5 x 15'8 (2.57m x 4.78m)
Vinyl flooring. Skimmed walls. Textured ceiling. Pendant ceiling lighting. Range of wall and base units with laminate work surfaces, matching upstands and tiled splashbacks. Integrated units comprise: double AEG oven. Miele induction hob with extractor fan above. Space for undercounter fridge freezer and microwave. Oil boiler housed under the cupboard in the kitchen. uPVC windows to both sides and rear.

Utility Room 7'2 x 6'2 (2.18m x 1.88m)
Vinyl flooring. Skimmed walls. Textured ceiling. Pendant ceiling light. Range of wall units with laminate work surface and space beneath for a freezer, washing machine and tumble dryer. uPVC door with inset glazing leads out to the rear hall between the garage and the property.

Landing
Carpeted flooring. Papered walls. Textured ceiling. Pendant ceiling light. Doors to all first-floor rooms. Linen cupboard with boiler tank housed inside. Access to loft hatch.

Master Bedroom 9'10 x 17'8 (3.00m x 5.38m)
Carpeted flooring. Papered walls. Skimmed ceiling. Ceiling coving. Pendant ceiling lighting. uPVC windows to the rear overlooking the garden and fields beyond. Large range of built-in storage cupboards and wardrobes.

En-Suite 8'10 x 2'11 (2.69m x 0.89m)
Master en-suite cromprises of pedestal wash hand basin and a walk-in shower with a folding door. Carpeted flooring. Tiled walls. Textured ceiling. Pendant ceiling light. Extractor fan.

Bedroom Two 20'8 x 11'7 (6.30m x 3.53m)
Carpeted flooring. Papered walls. Artex ceiling. Ceiling coving. uPVC windows to both the rear and side. A range of built-in storage comprising a fitted dressing table, matching built-in wardrobes and storage with a wash hand basin with a solid marble worktop. Storage above and around the head of the bed.

Bedroom Three 11'9 x 10'8 (3.58m x 3.25m)
Carpeted flooring. Skimmed walls. Textured ceiling. Ceiling coving. Pendant ceiling light. uPVC bay-style window overlooking the front of the property. Good amount of built-in storage, including a dressing table with inset drawers and large wardrobes.

Bedroom Four 8'5 x 9'5 (2.57m x 2.87m)
Carpeted flooring. Skimmed walls. Textured ceiling. Ceiling coving. Pendant ceiling light. uPVC window overlooking the front garden.

Family Bathroom 11'10 x 5'7 (3.61m x 1.70m)
4-piece suite in white comprising a low-level WC with hidden cistern storage unit with integrated hand basin and laminate surfaces. Panel bath with tiled splashbacks and hot and mixer taps. Shower corner cubicle with tiled splashbacks. Carpeted flooring. Papered walls. Textured ceiling. Pendant ceiling light radiator. uPVC obscured-glazed windows to the front.

Garage 17'1 x 17'10 (5.21m x 5.44m)
Double garage. Concrete floor. Brick construction. Void above used for storage. Access from alleyway between house and garage via uPVC door with inset glazed panels. Both electric and lighting. uPVC double-glazed window to rear. Manual up-and-over garage doors.

Rear Garden
The rear garden is predominantly laid to lawn, with a large evergreen hedge to the rear, providing considerable privacy with mature trees and shrubbery. A rear terrace is perfect for al fresco dining.

Outside
Property is accessed off Nantlais Road at the end of the cul-de-sac. Offers parking for several vehicles at the front of the property. Drive is laid to tarmacadam. Decorative brick wall with columns and a large lawned area behind, with a range of mature trees and shrubbery. Garden wraps around the side of the property, leading towards the rear garden.












Miele
Hotpoint





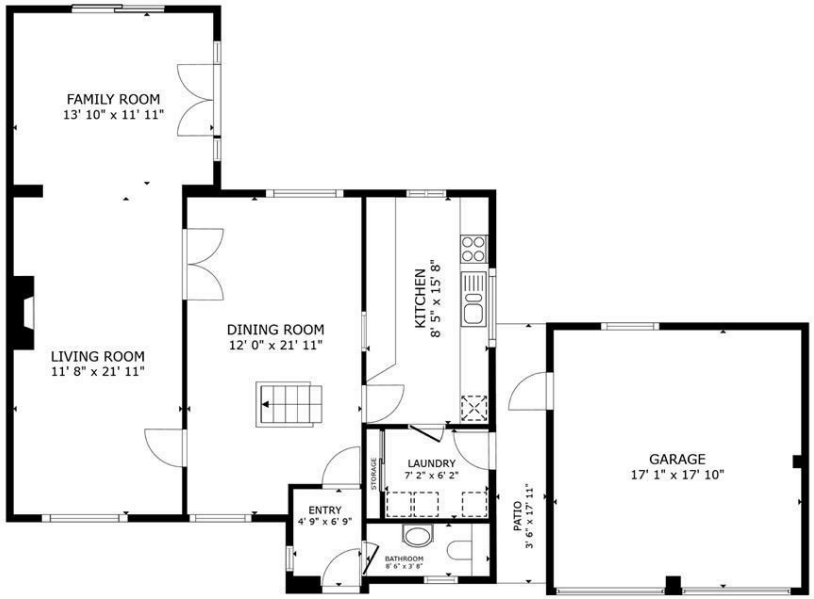




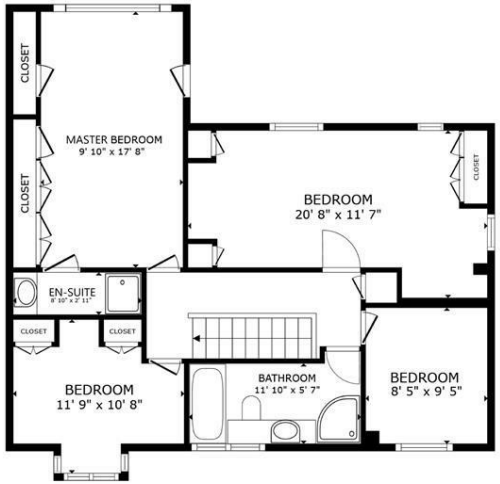



British Garden Birds





FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 959 sq.ft. FLOOR 2 812 sq.ft.
EXCLUDED AREAS : GARAGE 304 sq.ft. PATIO 62 sq.ft.
TOTAL : 1,771 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport





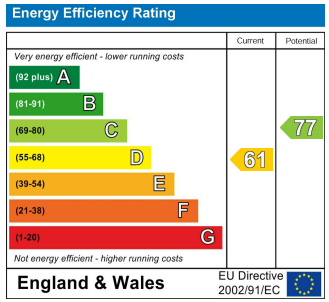
HARRIS & BIRT

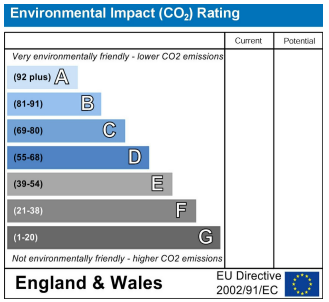
Chartered Surveyors, Land and Estate Agents

Cowbridge
65 High Street, Cowbridge, CF71 7AF
01446 771777 cowbridge@harrisbirt.co.uk

Cardiff
359 Caerphilly Road, Cardiff, CF14 4QF
02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk





Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.