

Jeffrey Ross

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS



GREENWAY LANE
BONVILSTON



Lower Greenway Farm, Bonvilston, CRF

Main Building: Total Interior Area 2694.41 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Boasting almost 2700 square feet of living accomodation and offering the prospective purchaser three reception rooms and four bedrooms all surrounded by meticulously maintained gardens. Ideally located with excellent access to the A48 into Cardiff City Centre and Cowbridge and offers catchment to Cowbridge Comprehensive School.

Comments by - Mr Julian Preston



GREENWAY LANE

BONVILSTON, CF5 6TR - GUIDE PRICE - £600,000



4 Bedroom(s)



2 Bathroom(s)



2694.00 sq ft

Welcome to this charming farmhouse located in the picturesque village of Bonvilston, Cardiff. This delightful property boasts a spacious 2,694 sq ft of living space, perfect for a growing family or those who love to entertain. There are many period features of this property and as you step inside, you are greeted by three inviting reception rooms, offering plenty of space for relaxing with family and friends. The farmhouse features four cosy bedrooms, including one conveniently located on the ground floor, providing flexibility and convenience. With a well-appointed bathroom and a ground floor shower room, there will be no more morning queues in this household. The property also offers parking for several vehicles, ensuring that guests will always have a place to park when visiting. One of the highlights of this farmhouse is the beautifully landscaped gardens with its manicured lawns and array of trees, plants and shrubs. Imagine enjoying a cup of tea on a sunny afternoon surrounded by the beauty of nature right in your own backyard. Additionally, the driveway parking adds to the convenience of this property, making coming and going a breeze. Whether you're looking for a peaceful retreat or a place to create lasting memories with loved ones, this detached farmhouse in Bonvilston offers the perfect blend of comfort and charm.

PROPERTY SPECIALIST

Mr Julian Preston
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Senior valuer





Entrance Foyer

Open Plan Living Room
4.90m x 4.60m (16'1" x 15'1")

Dining Room
4.27m x 3.71m (14' x 12'2")

Family Room
5.31m x 4.27m (17'5" x 14')

Ground Floor Cloakroom

Ground Floor Bedroom
4.27m;3.35m x 2.74m;3.05m (14;11" x 9;10")

Ground Floor Office
5.03m x 1.83m (16'6" x 6')

Rear Hallway With Built In Storage

Kitchen
5.41m max x 5.00m max (17'9" max x 16'5" max)

Pantry
5.79m^0.61m x 2.41m (19'^2 x 7'11")

Laundry Room
4.55m x 2.11m (14'11" x 6'11")

Ground Floor Shower Room

Landing With Wrap Around Balcony

Bedroom
5.13m x 3.71m (16'10" x 12'2")

Bathroom
3.71m x 2.69m (12'2" x 8'10")

Bedroom
4.29m x 3.38m (14'1" x 11'1")

Bedroom
4.80m x 3.07m (15'9" x 10'1")

Gardens

The gardens to this property offer a very good amount of space for the family and is laid mainly to lawn with a good size paved patio seating area. There is a wooden summer house for children to enjoy and the whole garden has a range of trees, plants and mature shrubs. The gardens also benefit from having its own outside W.C. and parking can be found to the size of the property and offers space for several vehicles.

EPC
Rated F

Construction

The property, over the years has been extended and the original structure is made from stone and wooden beams. The later extended part is made from traditional materials including brick work with a tiled pitched roof.

Broadband & Mobile Signal

According to Ofcom the mobile signal for indoor is limited and the broadband speed is up to 1000 Mbps.



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	31	78
		EU Directive 2002/91/EC





