



Brynhyfryd, Bonvilston CARDIFF

offers over **£1,000,000** Freehold





# Brynhyfryd ., Bonvilston CARDIFF

Pa Black Cowbridge are delighted to offer this superb, unique and stylish four bedroom detached country residence and family home to the market.

Accessed via a gated, private entrance the property sits within its own private grounds and benefits from a large sweeping driveway with ample parking and also benefits from a detached coach house with double garage below.

Internally the property benefits from extensive and modern living accommodation all finished to a very high specification throughout with many extras and features including ultrafast (FFTP) fibre broadband

Internally the property briefly benefits from A spacious, welcoming, bright and modern kitchen/ breakfast room complete with integral appliances, dining room which comes complete with a bespoke Italian table and chairs and side dresser, garden room with Oak flooring, an imposing living room with inset log burner & featured granite effect stone wall, study fitted with ample storage and work stations with mood lighting above.

A bespoke Oak stair case to first floor on to an L shaped landing area with doors off to all bedrooms and family bathroom with bedroom 2 and Master both benefitting from an En Suite.

Externally the property benefits from an enviable Southerly facing garden with lawn and a large ceramic patio area with pillar lighting, perfect for al fresco dining whilst you take in the magnificent extensive country views.

## Entrance Porch

Entered via a wood grain effect Upvc front partially glazed front door, Upvc window to side, ceramic flooring, burglar alarm, intercom, oak door to utility room, glazed oak door to kitchen/ breakfast room

## Utility Room

12' 4" x 6' 4" (3.76m x 1.93m)

Two Upvc windows to rear elevation, ceramic flooring, ample wall and base units with worktop space over and up stand, stainless steel bowl 1/2 sink with chrome mixer tap, spot lighting, storage cupboard, boiler cupboard containing Oil fired central heating boiler and pressurised hot water cylinder tank

## Kitchen / Breakfast Room

27' 2" x 15' 1" (8.28m x 4.60m)

Bespoke fitted kitchen with many extras and an ample range of matching wall and base units with worktop space above and under pelmet lighting, built in American style fridge with freezer drawer below, Ceramic bowl 1/2 sink with chrome tap, hot water tap, waste disposal unit, feature matching fitted dresser housing NEFF microwave, integral dishwasher, FALCON chrome range with induction hob and integral extractor hood above, Central island with drawers, two wine fridges set within a duel aspect unit, glazed wall mounted cabinet with lighting, ceramic flooring with underfloor heating, spotlighting, Upvc Double door on to garden room, space for table and chairs, bi fold doors to the front elevation offering access on to patio area, glazed oak double doors onto formal dining room, door onto inner passage way





### Dining Room

15' x 15' 5" (4.57m x 4.70m)

Two Upvc windows to front, ceramic flooring with underfloor heating, ten seater bespoke Italian dining table and chairs with matching side dresser

### Garden Room

11' 7" x 10' 4" (3.53m x 3.15m)

With oak flooring. Traditional slate roof, Upvc double glazed doors to front elevation onto patio area

### Inner Hallway

Inner passage way on to an impressive L shaped hall with spot lighting, oak flooring, doors to downstairs WC, study, lounge, large storage cupboard, bespoke oak traditional spindled stair case with galleried landing, Upvc wood grain effect front door and Upvc window to front.

### Study

19' 5" x 8' (5.92m x 2.44m)

Upvc window to side and rear, ample fitted workspace with mood lighting above, storage and shelving with CCTV, spot lighting and oak flooring



### Living Room

19' 5" x 15' 9" (5.92m x 4.80m)

Imposing living room with bi fold doors to front on to patio area, feature granite effected stone wall with modern glazed fronted inset log burner, ceramic flooring with underfloor heating

### Cloakroom

Modern suite with tear shaped wash hand basin and waterfall tap above, fitted vanity units below, Low level WC with hidden cistern and duel flush, Upvc window to rear, ceramic floor with underfloor heating.

### First Floor Landing

L shaped gallery landing, Upvc window to front elevation, neutral carpets, spot lighting, doors to bedrooms and family bathroom, storage cupboard

### Master Bedroom

20' x 16' 2" (6.10m x 4.93m)

This splendid bedroom benefits from , floor to wall high pitched beam ceiling with UPVC glazed windows and double doors to the front elevation with remote control blinds and offers access onto a balcony area with quarry tiled floor, chrome and glazed balustrade, Upvc window to side, luxury carpet, door to en suite bathroom and a spacious walk in wardrobe



### Walk In Wardrobe

9' 11" x 8' 1" (3.02m x 2.46m)

With extensive shelving and hanging space

### En-Suite

Modern and impressive En suite bathroom with substantial snail shaped walk in shower with ceiling mounted rain fall shower head, Free standing bath with waterfall tap, Ceramic effect flooring and underfloor heating, wall mounted wash hand basin with vanity drawer below, shaver point, spot lighting, uplighters positioned within flooring, WC with hidden cistern and duel flush, Upvc window to front elevation

### Bedroom Two

19' 6" x 13' 7" (5.94m x 4.14m)

Upvc window to side and rear elevation, oak effect flooring, built in units with dressing area, large built in wardrobe, door to en suite

### En-Suite

Modern suite with wash hand basin with vanity below, chrome mixer tap, ceramic flooring with under floor heating, large glazed shower cubicle, low level wc, Velux window



### Bedroom Three

16' 3" x 10' 4" (4.95m x 3.15m)

Upvc window to front elevation, neutral carpet, walk in wardrobe and large fitted wardrobe,

### Bedroom Four

11' 7" x 14' 2" (3.53m x 4.32m)

Upvc window to front elevation, neutral carpet

### Family Bathroom

Velux window to rear elevation, wash hand basin with vanity below, ceramic effect flooring, bath, low level wc with hidden cistern, shower cubicle

### Outside

Accessed via a gated entrance, enclosed side and front garden with lawn area and large patio area to the front of the property with pillar lighting and wonderful views, large driveway offering ample parking also benefitting from pillar lighting, outside power point



### Garage

23' 10" x 18' 8" (7.26m x 5.69m)

Double garage with studio above, electric roller doors, fitted storage, power and lighting

### Shower Room

Via Upvc side door onto passage with stairs to first floor, door to shower room, The shower room benefits from wash hand basin, shower cubicle, low level WC, Upvc obscure window to rear, spot lighting and a heated towel rail.

### Studio Area with Kitchen

25' x 12' 7" (7.62m x 3.84m)

The studio room benefits from fitted carpet, ample built in storage, Upvc windows to front and side, spotlighting, opening onto a kitchenette with fitted unit, sink, chrome taps, space for fridge, vinyl flooring









## 52 High Street, COWBRIDGE, South Glamorgan, CF71 7AH

EPC Rating: C

Property Ref:SDV300950 - 0013



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