

Rhoslwyn, Ewenny Road,
St Brides Major, Vale Of Glamorgan, CF32 0SB

Watts & Morgan



Rhoslwyn, Ewenny Road,

St Brides Major, Vale Of Glamorgan, CF32 0SB

Guide price: £380,000 Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

A detached, period cottage of immense character located to the heart of this well respected and much sought after village to the western edges of the Vale. The immaculate, move-in ready accommodation includes: living room with multi-fuel stove, kitchen dining room with a great range of fitted units. Two the first floor are two double bedrooms both with exposed beams and both flanking a luxurious bathroom with rolltop bath and separate shower. Very generous, enclosed landscaped gardens enjoying a southerly aspect. Great off-road parking.

EPC rating: D57







Directions

Cowbridge Town Centre – 7.9 miles

Cardiff City Centre – 21 miles

M4 J35, Pencoed – 6 miles

Your local office: Cowbridge
T: 01446 773500
E: cowbridge@wattsandmorgan.co.uk







Summary of Accommodation

About the property

A charming home of immense character, kept in 'move-in ready' order and located to the western edge of the Vale of Glamorgan to the heart of this ever-popular Vale village. Rhoslwyn has been sympathetically renovated in recent years, retaining much soul but providing the modern amenities one would expect – including a new bathroom, new gas central heating system with period style cast iron radiators and landscaped gardens. A central door leads through into the living room, a cosy yet generously sized family room featuring a multi-fuel stove resting on a flagstone hearth and recessed within a chimney breast flanked, to both sides, by bespoke shelving. A staircase leads to the first floor with useful under stairs storage cupboard housing the 'Alpha' gas combi boiler and an adjacent, hand craft kennel / store. A step-up leads into the characterful kitchen/dining room with its flagstone flooring and exposed ceiling beams. It is fitted with a range of simply styled units with wooden work tops and a freestanding range cooker (to remain). Space and plumbing for a washing machine and a tall fridge-freezer; ample room remains for a dining table.

To the first floor are two double bedrooms, both looking out over the garden in a southerly direction. The principal bedroom has exposed floorboards and beams; a neat alcove is ideal for wardrobes; and an air conditioning unit (to remain). Both double rooms have use of the luxurious 4-piece, traditionally styled bathroom suite with a roll-top bath with hand-held shower over; broad shower cubicle; wc and hand basin.

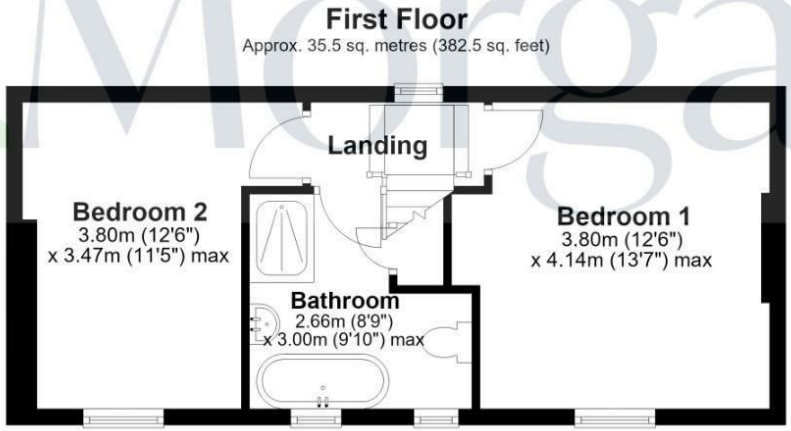
Gardens and grounds

Rhoslwyn sits to the heart of St. Brides Major village, within easy reach of the primary school, the village shop and Post Office and the Fox and Hounds Public House. From its road frontage, a drop down kerb leads to a broad, off-road parking with space for two to three cars. Gated entrances from this parking area and from the pavement open into the gardens fronting the property. This enclosed, landscaped space enjoys a south-facing aspect and is wonderfully practical and highly useable, providing as it does tiers of lawn with timber retaining sleepers dividing central graveled space. It is understood the eastern boundary runs to Penylan Road with a planted embankment. A large store shed is to remain.

Additional Information

Freehold. All mains services connected. Gas-fired 'combi' central heating. Council Tax: Band E.



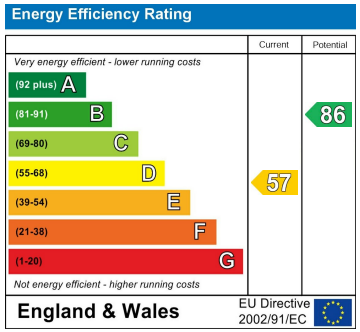


Total area: approx. 71.9 sq. metres (774.3 sq. feet)

Anti-Money Laundering (AML)

Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





Scan to view property

These particulars are prepared for guidance purposes only and do not constitute, or form any part of an offer or contract. Whilst every effort has been made to ensure the information provided is accurate, the details have been supplied by the seller and should not be relied upon as statements or representations of fact. Neither Watts & Morgan Estate Agents, its employees, nor the seller or landlord makes or gives any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein. Prospective purchasers or tenants are advised to satisfy themselves as to the accuracy of all details through their own inspections, enquiries and, where appropriate, independent professional advice. All measurements/floorplans and distances are approximate. Services and appliances have not been tested. Photographs, computer-generated images (CGIs) and enhanced images are provided for illustrative purposes only.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on

Watts &Morgan