



Chartered Surveyors, Auctioneers and Estate Agents

55 High Street, Cowbridge, Vale of Glamorgan CF71 7AE

Tel: (01446) 773500 Fax: (01446) 773735

Email: cowbridge@wattsandmorgan.co.uk

www.wattsandmorgan.co.uk

Established 1857

**THE BARN, MAERDY NEWYDD FARM,
BONVILSTON, CARDIFF, VALE OF GLAMORGAN, CF5 6TR.
£495,000 Freehold**



A single-storey, residential barn conversion, together with over 2 acres of pastureland. Accommodation comprises: Hall, lounge, kitchen/dining room, 4 double bedrooms, an en-suite shower room, plus family bathroom. An annexed building which comprises sitting / bedroom, kitchen area and bathroom. Rural position yet accessible to A48 & Cardiff.



Cowbridge
01446 773500

Penarth
029 2071 2266

Bridgend
01656 644288

London
02074 081400



The Barn, Maerdy Newydd, Cardiff, Vale Of Glamorgan CF5 6TR

SITUATION & BRIEF DESCRIPTION

The property comprises a single-storey, residential barn conversion, situated at "Maerdy Newydd" which is formerly a "working farm" but now comprises three barn conversions and the original farm house. Although enjoying the benefit of rural surroundings, the property is accessible to major road networks via the A48.

Equestrian enthusiasts may be interested to learn that the dwelling is available together with over 2 acres of pastureland.

Briefly, the accommodation comprises of Hall, Lounge, Kitchen / Dining Room, 4 Double Bedrooms, an En-suite Shower Room, plus Family Bathroom. The property also includes an annexed building with accommodation of lounge, bedroom and kitchen. This building also lends itself to use as a "at home office" or play / games room. Natural stone and gravel courtyard with covered roof area adjacent.

The village of Bonvilston lies along the A48, between Cowbridge and Cardiff and includes public houses/restaurants and Village Shop. Also nearby at Culverhouse Cross is the out of town Shopping Centre which includes Marks & Spencer, Tesco and other national retail outlets. The Vale of Glamorgan offers a good range of leisure and country pursuits. The town of Cowbridge includes schools of good reputation, a range of quality shops, a public library, health centre, leisure centre and various sporting clubs. The Heritage Coastline lies to the south, with its beautiful cliff top walks and mixture of sandy and stony beaches.

ACCOMMODATION

Fitted carpets, as seen, are included in the guide price. The accommodation, with approximate room sizes, briefly comprises:-

Entrance

A wooden cottage style entrance door with small glazed panel and outside lantern light adjacent.

Hall

Entrance from the courtyard. Wooden, cottage style entrance door, L shaped in plan, and features stained pine doors leading off to the kitchen/dining room, bedrooms 1, 2 and 3 plus the bathroom. Flag style floor to the entrance now with fitted carpet over and to the remainder of the hall. Attractive combination of exposed stone and painted wall surfaces. Exposed timber beams to the ceiling. Window.

Kitchen/Dining Room 7.16 x 3.78 (23'6" x 12'5")

This room provides a good "family arrangement" having sufficient space for an informal dining table and chairs. The area has been fitted with a range of matching wall and base cupboard units with cream panelled doors and drawer fronts finished in light oak. Solid beach food preparation surfaces with co-ordinated tiled splash backs. Inset stainless steel double sink and drainer. Fitted Rangemaster, three door, gas hob cooker with extractor canopy over. Tiled mosaic splashback behind. Hoover washing machine. Silmans dishwasher. Windows to the south and north elevations. Breakfast bar. Painted flagged style floor. A pitched ceiling with exposed roof truss timbers. Panelled and part glazed external door with matching double glazed side screen. Latched, pine door to the:

Lounge 5.80 x 3.83 (19'0" x 12'7")

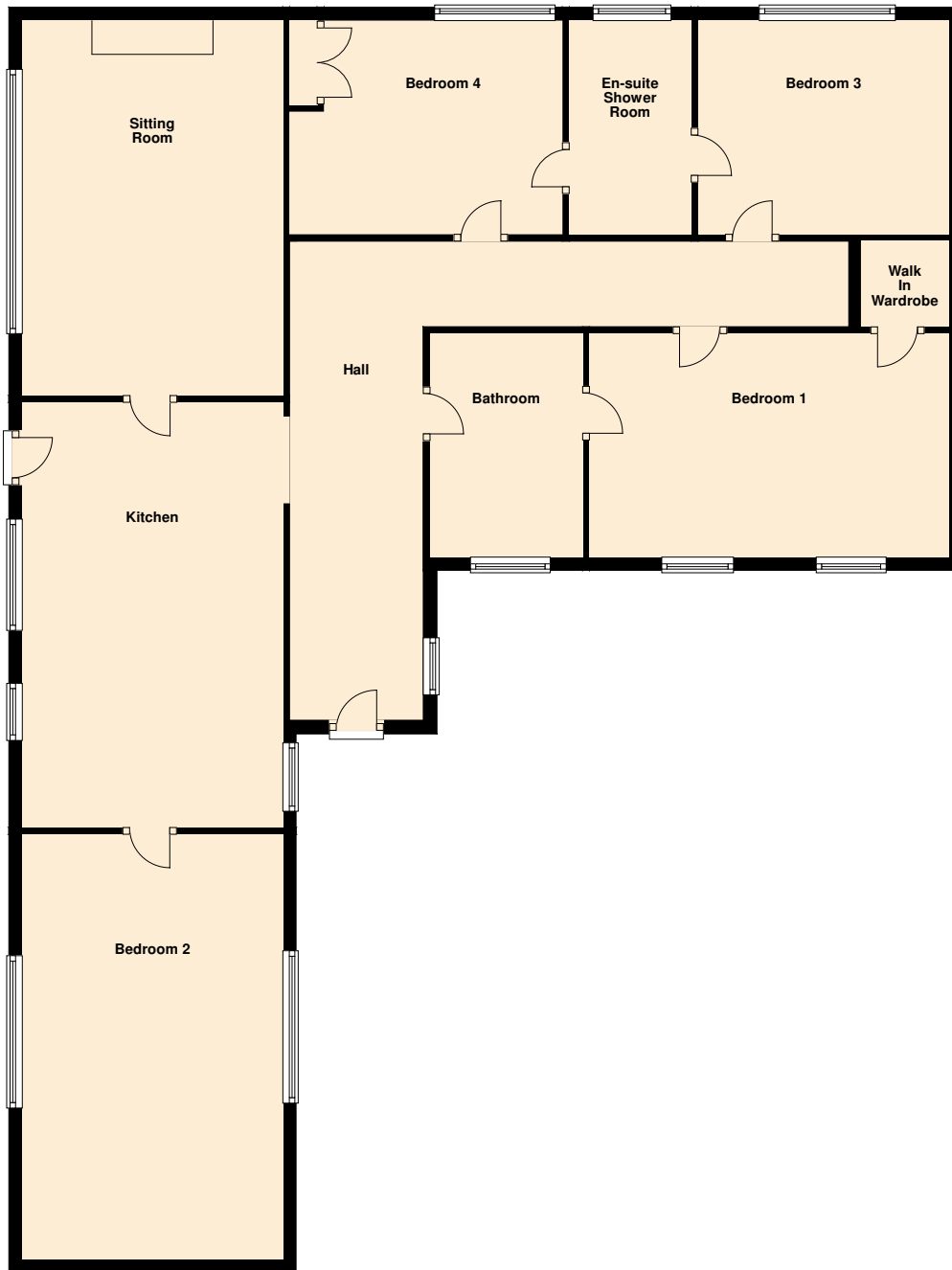
The focal point of this reception room is a stone built, feature fire place with beamed mantel. Wood burning stove. A wide, window to the side elevation overlooking the gravel garden. Rustic wooden dado rail. Wall uplighters. Pitched ceiling with exposed roof timbers.

Bedroom 1 5.24 x 3.50 (17'2" x 11'6")

A double bedroom with two windows to the eastern aspect, overlooking the front, courtyard garden. Exposed beam to ceiling and walls. Wooden dado. Doors to the bathroom and to a useful, walk-in wardrobe with hanging space. Electric light point.



Ground Floor
Approx. 151.0 sq. metres (1625.6 sq. feet)



These floor plans are not drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. Due to the nature of the construction the walls will be of varying thickness. The plans do not form part of any contract.

The property is shown for identification purposes only, edged RED on the attached plan. The property enjoys rights of way over the YELLOW land (which is owned Freehold by Maerdy Newydd Farm House) and the Green land, which is a driveway shared by 3 properties.

