



West Rise, Bonvilston

£1,150,000 Freehold

Spacious five-bedroom detached home with countryside views, balcony, modern kitchen, and no onward chain. Close to schools, amenities, and transport. Flexible layout, ideal for families.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

LOCATION

Bonvilston is a truly charming village nestled in the heart of the beautiful Vale of Glamorgan. If you're considering moving to Wales and seeking a blend of idyllic rural living with convenient access to vibrant towns and cities, then Bonvilston might just be the perfect place for you. Bonvilston offers a unique appeal, combining the tranquility of the countryside with a warm, welcoming community. It's a place where you can enjoy scenic walks, breathe fresh air, and still be just a stone's throw from the bustling capital, Cardiff, and the coastal delights of Barry and Penarth.

ENTRANCE

Gated entrance into large driveway with parking for multiple vehicles. Single garage/office/gym. Mature hedge boundary. LPG tank. Gated access to rear garden.

ENTRANCE PORCH

7' 2" x 4' 8" (2.18m x 1.42m)

Entered via composite door into porch. Tiled flooring. uPVC double glazed window to side. Radiator. Composite door into hallway.



HALLWAY

22' 10" x 7' 3" (6.97m x 2.20m)

Glazed oak doors to lounge and sitting room. Stairs to first floor with under stair storage. Parquet wood flooring. Two uPVC double glazed window to front. Two radiators. Double doors to inner hallway.

INNER HALLWAY

5' 4" x 3' 11" (1.63m x 1.20m)

Doors to shower room/WC. Meter cupboard. Opening to kitchen/dining/family room. Laminate wood flooring.

SHOWER ROOM/WC

7' 3" x 5' 6" (2.22m x 1.68m)

Fitted with low level WC, wash hand basin and shower. uPVC double glazed window to front. Towel radiator.

KITCHEN/DINING/FAMILY ROOM

27' 2" x 16' 9" (8.28m x 5.11m)

A modern kitchen fitted with a wide range of base and eye level units incorporating one and a half bowl inset brass sink with granite worktops. Integrated dishwasher. Range cooker with 7 burner gas hob and extractor hood over. Feature central island/breakfast bar with fitted base storage units and granite worktops over. Space for American fridge/freezer. Laminate wood flooring with underfloor heating. Opening to utility room and lounge. uPVC double glazed window to side, plus window and 3 leaf bi-fold doors to rear garden.

UTILITY ROOM

16' 0" x 6' 11" (4.87m x 2.12m)

Fitted base and full height units incorporating stainless steel sink and drainer with complementary work surfaces. Space for washing machine and tumble dryer. Laminate wood flooring. uPVC double glazed window to side, and window and door to front courtyard leading on to garage.

LOUNGE

20' 2" x 18' 3" (6.15m x 5.56m)

A spacious reception room with 3 leaf bi-fold doors to rear garden. Part parquet and part laminate wood flooring with under floor heating. Gas fireplace (not tested).

SITTING ROOM

16' 6" x 12' 4" (5.04m x 3.75m)

An ideal snug with feature wood burner. Parquet wood flooring. uPVC double glazed window to front, and bifold door to rear. Two radiators.

FIRST FLOOR

LANDING

24' 0" x 3' 4" (7.31m x 1.02m)

Doors to all bedroom, carpeted, door to storage cupboard. Radiator. Central light fitting. 2 double glazed windows with views to front.

BEDROOM ONE

19' 9" x 19' 7" (6.01m x 5.96m)

Large spacious bedroom with incredible views over the countryside. Sliding door leading to Balcony. Radiator. Central light fitting. Radiators. Double glazed windows to side. Door leading to En-Suite.

BALCONY

14' 1" x 6' 0" (4.30m x 1.82m)

Stunning views over the garden and countryside. Wooden flooring. Glass ballasted. Room for table and chairs.

EN-SUITE

9' 9" x 6' 10" (2.98m x 2.08m)

Stand alone bath, walk in shower with rainfall head and handheld attachment, sink with mixer tap and W/C. Towel radiator. Vinyl floor. Shower fully tiled. Half tiled walls all away around. Obscured double glazed windows one to side and one to front.

BEDROOM TWO

13' 5" x 11' 3" (4.10m x 3.44m)

Double bedroom. Radiator. Carpeted and skimmed painted walls. Double glazed windows to rear views over countryside. Central light fitting.

BATHROOM

14' 0" x 5' 11" (4.26m x 1.81m)

Modern and well presented bathroom. Paneled bath with mixer tap and shower head attachment . Laminated Wooden flooring. Half tiled. W/C. Sink with mixer tap. Double glazed obscured window to front. Central light fittings. Towel radiator.

SHOWER ROOM

9' 3" x 3' 5" (2.82m x 1.05m)

Walk in shower. Tiled from floor to ceiling in shower. Half tile around window and sink . Double glazed obscured window to front. Towel radiator. Extractor fan. Sink with mixer tap. Central light fitting

BEDROOM THREE

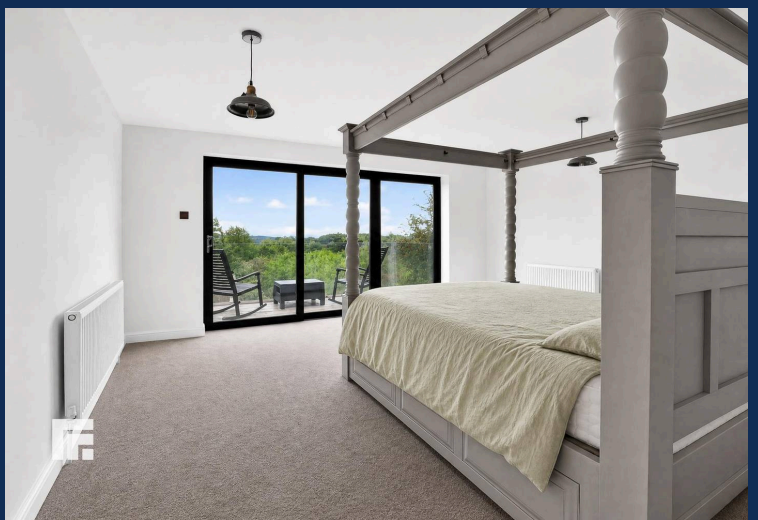
18' 3" x 9' 1" (5.57m x 2.76m)

Double bedroom. Radiator. Carpeted and skimmed painted walls. Double glazed windows to rear views over Countryside. Central light fitting

BEDROOM FOUR

18' 3" x 9' 3" (5.57m x 2.81m)

Double bedroom. Radiator. Carpeted and skimmed painted walls. Double glazed windows to rear views over Countryside. Central light fitting



BEDROOM THREE

18' 3" x 9' 1" (5.57m x 2.76m)

Double bedroom. Radiator. Carpeted and skimmed painted walls. Double glazed windows to rear views over Countryside. Central light fitting

BEDROOM FOUR

18' 3" x 9' 3" (5.57m x 2.81m)

Double bedroom. Radiator. Carpeted and skimmed painted walls. Double glazed windows to rear views over countryside. Central light fitting.

BEDROOM FIVE

16' 8" x 12' 1" (5.07m x 3.68m)

Double bedroom. Radiator. Carpeted and skimmed painted walls. Double glazed windows to rear views over countryside. Central light fitting

OUTSIDE

REAR GARDEN

A full with raised decked terrace with lighting. In-built Swim Spa. Beyond are beautiful mature gardens, laid to lawn with pond, a variety of trees and hedges, pig sty, chicken coops and large paddock beyond. Outside tap. Boundary fence. Garden shed.

SINGLE GARAGE





OUTSIDE

Fantastic gardens totaling 2.5 acres.

REAR GARDEN

A full with raised decked terrace with lighting. In-built Swim Spa. Beyond are beautiful mature gardens, laid to lawn with pond, a variety of trees and hedges, pig sty, chicken coops and large paddock beyond. Outside tap. Boundary fence. Garden shed.

SINGLE GARAGE

Currently converted into a gym, but alternatively used as a home office. Storage room to rear. Pedestrian door to side, and sliding patio doors to front.

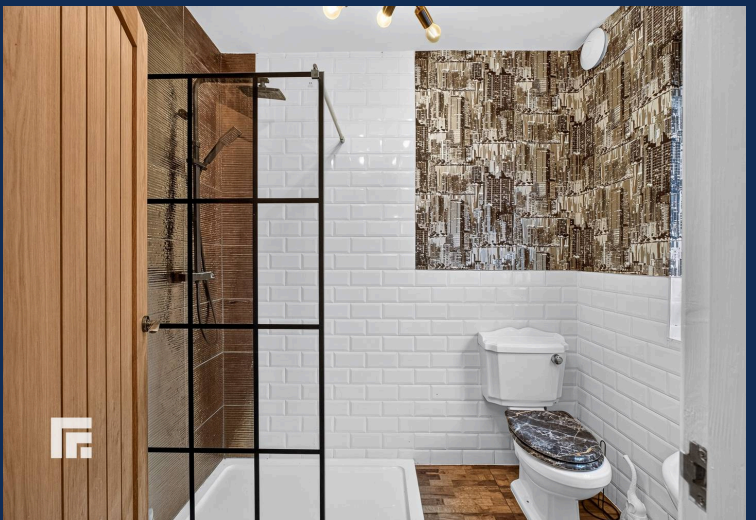
GARAGE

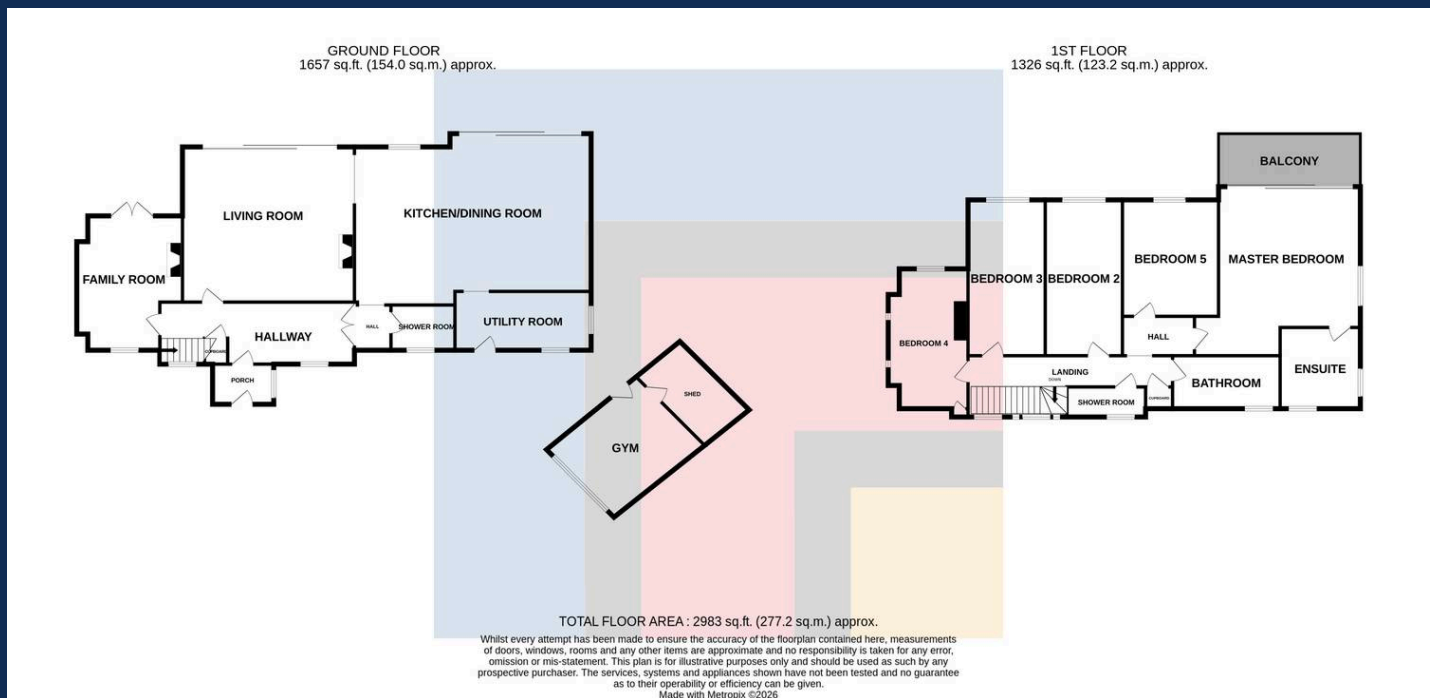
Single Garage

DRIVEWAY

10 Parking Spaces

Dedicated gated driveway with parking for numerous vehicles.





PENARTH 029 2047 5191

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