



Brook Cottage, . Corntown Bridgend CF35 5BB

**£435,000 Freehold**

**pa** black



## **Brook Cottage, . Corntown Bridgend Mid Glamorgan CF35 5BB**

This detached residence offers room for the family with well-planned accommodation which includes entrance porch, entrance hall, guest WC, living room, dining room, family room, modern fitted kitchen / dining room, four double bedrooms and family bathroom. There is parking to the front for two to three cars and an integral single garage. The rear garden is mainly laid to lawn with area of decking adjoining the house.

The Village of Corntown is a popular residential area on the fringe of the Vale of Glamorgan and includes a community hall, public house (The Golden Mile Inn), sports ground, cricket pavilion and a golf course and driving range nearby. The Village is approximately one mile from the A48 trunk road which provides convenient access for commuting to the City of Cardiff (some 17 miles) or the Town of Bridgend (some 4 miles) or via junctions 35 and 37 of the M4 motorway for commuting to other major commercial centres in the region. This historic village includes a 12th Century Church, local post office / shop and a garden centre. The Village falls within the "catchment area" for Cowbridge Comprehensive School, Cardiff (Wales) Airport is within a twenty minute drive. There is a main-line railway station at Bridgend providing direct access to Cardiff and London.

### **Porch**

Entered via a double glazed leaded front door with matching double glazed window to the side. Tiled floor. Radiator. Door to cloakroom/WC and part glazed door to entrance hall.

### **Cloakroom/wc**

A two piece suite comprising wash hand basin and close coupled WC, radiator, tiled flooring, ceramic tiled walls, Vanity mirror with lighting, Opaque double glazed window to side.

### **Entrance Hall**

Stairs to first floor, radiator, doors leading to the lounge, family room and garage.

### **Lounge**

15' 9" x 11' 10" ( 4.80m x 3.61m )

Double glazed window to front, two radiators, coving to ceiling, ceiling light point, double door to:

### **Dining Room**

12' 4" x 11' 3" ( 3.76m x 3.43m )

Radiator, fitted carpet, coving to ceiling, double glazed tilt

and turn patio door giving access to the rear garden, door to family room.

### **Family Room**

.12' 5" x 12' 4" ( 3.78m x 3.76m )

Fitted carpet, coving to ceiling, double glazed tilt and turn high security patio door.

### **Kitchen / Dining Room**

Irregular Shaped Room 21' 9" x 8' 11" ( 6.63m x 2.72m )

Spacious L-shaped room with plenty of space for a dining table. Fitted with a matching range of contemporary base and eye level units in white gloss with contrasting work surfaces, 1+1/4 bowl composite sink with drainer and



stainless steel mixer tap, built-in dishwasher, low level plinth lighting, space for fridge/freezer, free standing electric range style cooker with extractor hood, two double glazed windows to side, double glazed window to rear, black gloss with 'silver' fleck flooring, part tiled with ceiling spotlights, door to:

### First Floor Landing

Radiator, coving to ceiling, pull down steps access to loft hatch, door to:

### Bedroom One

12'0" x 11' 1" ( 3.66m x 3.38m )

Double glazed window to front, radiator, coving to ceiling, ceiling light point.

### En-Suite

Three piece suite comprising wash hand basin, recessed tiled shower cubicle and close coupled WC, opaque double glazed window to front, tiled flooring, half height tiling. Rain shower head with directional spray.

### Bedroom Two

13' 9" x 11' 10" ( 4.19m x 3.61m )

Double glazed window, fitted wardrobe(s), radiator, coving to ceiling, ceiling light point.

### Bedroom Three

12' 2" x 12'0" ( 3.71m x 3.66m )

Double glazed window to rear, fitted wardrobe(s), radiator, coving to ceiling, ceiling light point.

### Bedroom Four

12' 5" x 11' 11" ( 3.78m x 3.63m )

Radiator, laminate flooring, coving to ceiling, patio door to rear giving access to flat roof above Kitchen.

### Family Bathroom

Three piece suite comprising deep offset corner panelled bath with mixer tap, shower and shower screen over. Close coupled WC. Pedestal wash hand basin with mirror and lighting. Double glazed window to rear, tiled walls and flooring. Stainless steel towel radiator.



### Front Garden

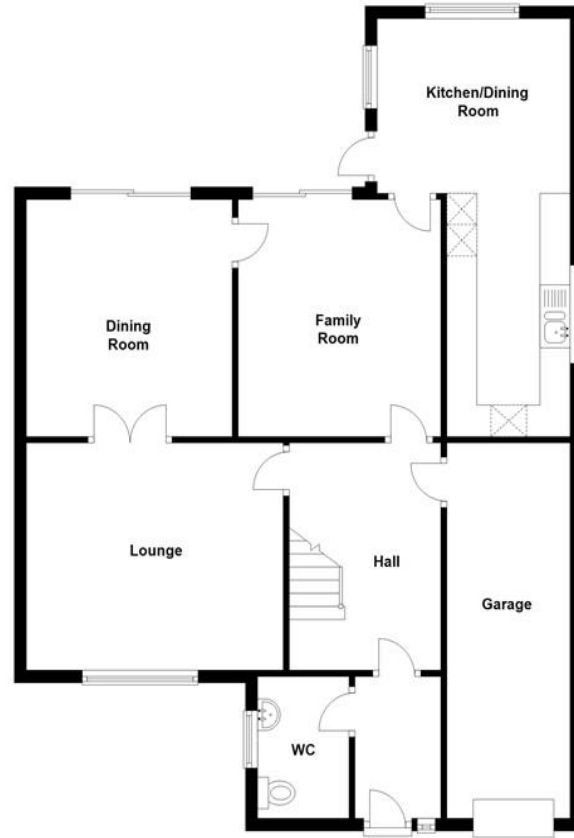
Extensive pressed concrete and paved driveway providing off road parking for several vehicles which leads to an INTEGRAL GARAGE. Stone wall boundary and well stocked border beds.

### Rear Garden

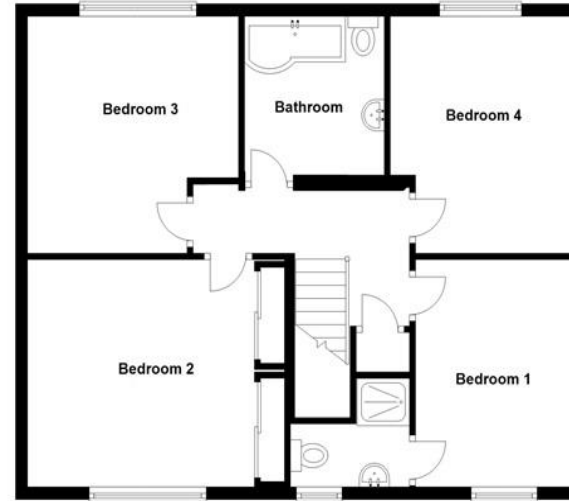
Very attractive, south westerly facing rear garden, laid mainly to lawn with well stocked established trees, flower beds, sun patio with seating area, timber decking.



Ground Floor



First Floor



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

EPC Rating: C

Property Ref:SDV300268 - 0011



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