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The Wallage  
Welsh St. Donats, Vale Of  
Glamorgan, CF71 7SS

# The Wallage

Asking price **£600,000**

A detached four bedroom family home, sitting on a plot of approximately one third of an acre, within the sought-after semi-rural Hamlet, with significant potential for extension.

Detached four bedroom property

Offered to the market for the first time since its construction approximately 55 years ago

Plot measuring approximately 0.33 of an acre

Potential to extend subject to relevant planning permission

Central position within this sought-after semi rural hamlet

Just 3 miles from Cowbridge town centre

Light and airy accommodation throughout

Off-road parking and double garage

Southerly facing lawned rear garden

Viewing is highly recommended

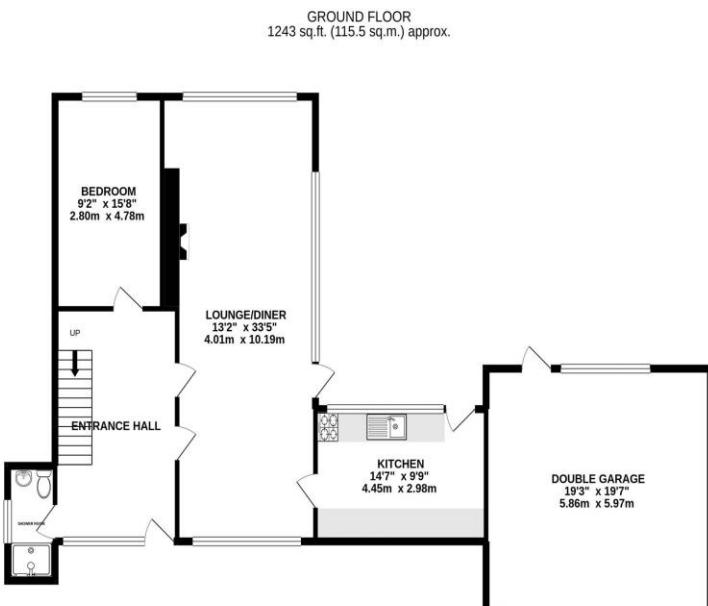




'The Wallage' is a 4 bedroom detached family home offered to the market for the first time in over 55 years. It is on a plot of approximately 1/3rd of an acre within the sought-after semi rural hamlet of Welsh St Donats, just 3 miles east of Cowbridge town centre.

The property, which is in need of some decorative improvement, has significant potential to extend, subject to obtaining planning permission. It offers light and airy accommodation with large picture windows to most rooms.

The accommodation briefly comprises of an ENTRANCE HALL (17'6" x 10'6") with open tread staircase rising to the first floor galleried landing. The HALLWAY has parquet woodblock flooring.

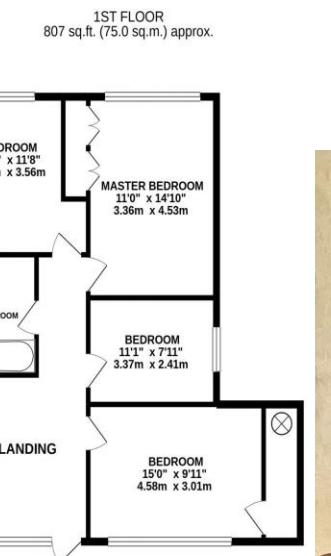


TOTAL FLOOR AREA : 2050 sq.ft. (190.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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LOUNGE/DINING ROOM (10'7" widening to 12'5" x 33'4") window to front, plus large picture windows to rear and side enjoying views over the garden, exposed stone chimney breast with a raised quarry tiled hearth. KITCHEN (9'9" x 14'6") window and glazed door leading to garden, original pale grey and white English Rose kitchen, splash back tiling above worksurfaces, space and plumbing for freestanding white goods. SITTING ROOM (15'6" x 9'2") also with window to rear, has a continuation of the same parquet wood block flooring as the entrance hall, part exposed stone work to wall (once a dual aspect fireplace). Finally on the ground floor is a SHOWER ROOM/WC, white three-piece suite with full tiling to floor and walls.



The first floor galleried LANDING has an impressive vaulted glazed apex window to front. The first floor offers four bedrooms, three of which are comfortable double bedrooms. BEDROOM 1 (11'1" x 14'10") located at the rear of the property with built-in wardrobe cupboards. BEDROOM 2 (9'11" x 15') located at the front, has a door into a large airing/storage cupboard. BEDROOM 3 (8'11" x 11'8") enjoys the same views as bedroom one over the rear garden. BEDROOM 4 (7'11" x 11') generous sized single bedroom with window to side. Family BATHROOM (8'10" x 6'11") pale pink coloured three-piece suite including bath with a mains shower over, vinyl flooring and full tiling to walls.

Outside to the front of the property is off-road parking ahead of the DOUBLE GARAGE (19'2" X 19'7") plus a lawned garden bordered by stonewalling and mature shrub borders.

To the rear is an enclosed, extensively lawned level garden with patio area, mature shrubs and trees.





## Directions

From Cowbridge travel east along the A48. Take the second left hand turning signposted Welsh St. Donats. Continue along this road for approximately 1 mile. As you enter the village, turn right and the property will be found on the right indicated by our for sale board.

## Tenure

Freehold

## Services

Mains electric and water, E.N.S.H, private drainage

Council Tax Band G

EPC Rating F

## Energy performance certificate (EPC)



Property type  
Detached house

Total floor area  
157 square metres

### Rules on letting this property

#### ! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/government/metric-private-rented-property-minimum-energy-efficiency-standard-landlord-exemptions>).

Properties can be rented if they have an energy rating from A to E. The [recommendations section](#) sets out changes you can make to improve the property's rating.

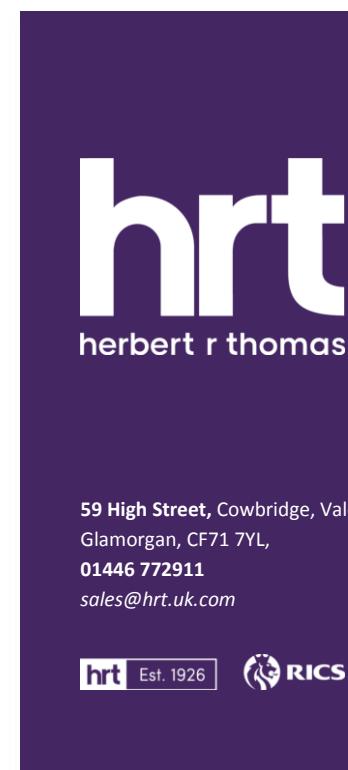
### Energy efficiency rating for this property

This property's current energy rating is F. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Viewing strictly by appointment through Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

