



2 Breach Cottages, Bonvilston  
£600,000







## 2 Breach Cottages

Bonvilston, Cardiff

Charming 4-bed cottage near Cottrell Golf Club. Modern amenities, 2 luxury bathrooms, landscaped 295ft garden, decked seating, pond, garage & office. EPC C. Full privacy & practicality. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Extended Semi-Detached Cottage
- Over looks Cottrell Golf Club
- Four Double Bedrooms
- Two Luxury Bathrooms
- Cosy Sitting Room
- Well equipped Kitchen
- EPC Rating: C
- Bedroom One Boasts Views from Juliette Balcony
- Out Building with Office/WC/Laundry/Garage
- Viewing Highly Recommended



### Porch

The porch is accessed through a composite front door featuring two glass panels, allowing natural light to flow into the space. It is bright and inviting, with half walls and windows on three sides. The porch is finished with wood-effect LVT flooring and a ceiling pendant light, creating a warm and practical entryway.

### Hallway

The hallway is accessed through the porch via a traditional solid wood door with glass panels, creating a warm and welcoming entryway. The space features wood-effect flooring and carpeted stairs leading to the first floor, complemented by wall lighting for a cozy ambiance. Additional details include a fire alarm for safety, a radiator for warmth, and doors leading to:

### Sitting Room

The front sitting room is a cozy and inviting space, fully carpeted for comfort. It features a double-glazed window to the front, filling the room with natural light, and an electric fireplace that adds a warm and homely touch. Additional features include power sockets and a ceiling pendant light.

### Lounge

The living room is a stunning and inviting space, featuring a recently installed wood burner set within a striking stone surround, complemented by an oak mantle and stone hearth. uPVC double-glazed French patio doors, with matching side windows, open out to the rear garden, filling the room with natural light. The room is carpeted for comfort and includes a radiator, and ceiling pendant. An open layout leads seamlessly into the kitchen/diner, and multiple power sockets complete this beautifully designed lounge.







### **Dining Room**

The dining room is a bright and versatile space, featuring uPVC double-glazed French patio doors opening to the spacious side garden and a large window overlooking the rear garden. The room is finished with wood-effect luxury vinyl tile (LVT) flooring, combining style and practicality. Additional features include a radiator, a ceiling pendant light, and multiple power sockets. An open layout provides seamless access to the kitchen and living room.

### **Kitchen**

The kitchen exudes traditional charm, featuring a range of base and wall cabinets complemented by a Belfast sink set within granite work surfaces and matching splashbacks. A fitted Rangemaster cooker with an extractor hood adds both functionality and style, while integrated appliances, including a fridge/freezer and dishwasher, ensure convenience. The space also includes a stylish breakfast bar, perfect for casual dining or additional workspace. It is illuminated by spotlights and warmed by a radiator, with durable wood-effect luxury vinyl tile (LVT) flooring adding a practical touch. A glazed door leads to the utility room, multiple power sockets and a double glazed window overlooking the garden complete this beautifully designed kitchen.



### **Utility Room**

The utility room is a practical and well-designed space, featuring a fitted base unit with a stainless steel sink, drainer, and mixer tap, complemented by a work surface and tiled splashbacks. The tiled flooring adds durability and ease of maintenance. The room houses a wall-mounted gas combination boiler and includes a ceiling pendant light. A uPVC back door with a half-glass panel and an additional double-glazed window enhance the functionality of this space, which also offers access to the cloakroom/WC.



## WC

The WC is a compact and functional space, featuring a low-level WC and a wash hand basin with tiled splashbacks. The room is finished with tiled flooring for durability and includes a chrome towel radiator for added comfort. A uPVC double-glazed window with obscured glass allows natural light while maintaining privacy.

## Landing

The landing features a turning staircase from the ground floor, fully carpeted for comfort. Doors provide access to three bedrooms, the bathroom, and a staircase leading to the second floor. A ceiling pendant light illuminates the staircase area, complemented by wall-mounted lights along the landing. The space is also equipped with a fire alarm for safety.

## Bedroom Two

A spacious double room with a uPVC double-glazed window to the front, offering beautiful field views. It also features a separate dressing area with a uPVC double-glazed window to the side, providing additional natural light. The room is carpeted for comfort, with a ceiling pendant light and a radiator for warmth.

## Bedroom Three

Bedroom three features two uPVC double-glazed windows to the rear, offering stunning views of Cottrell Park Golf Course. The room includes a storage cupboard with a clothes rail for added convenience. It is carpeted for comfort, with a ceiling pendant light, radiator, and power sockets to complete the space.

## Bedroom Four

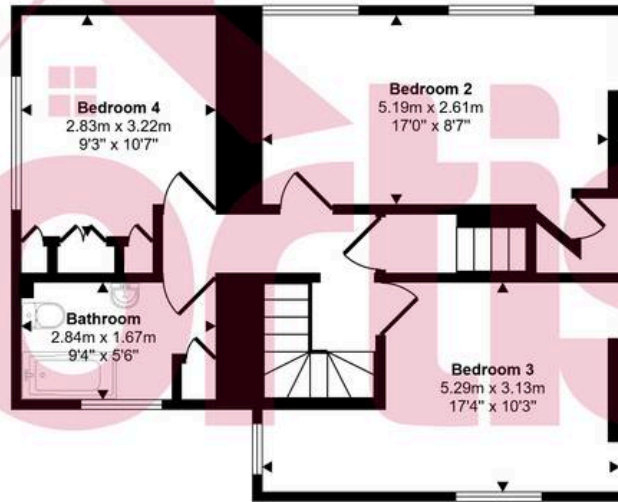
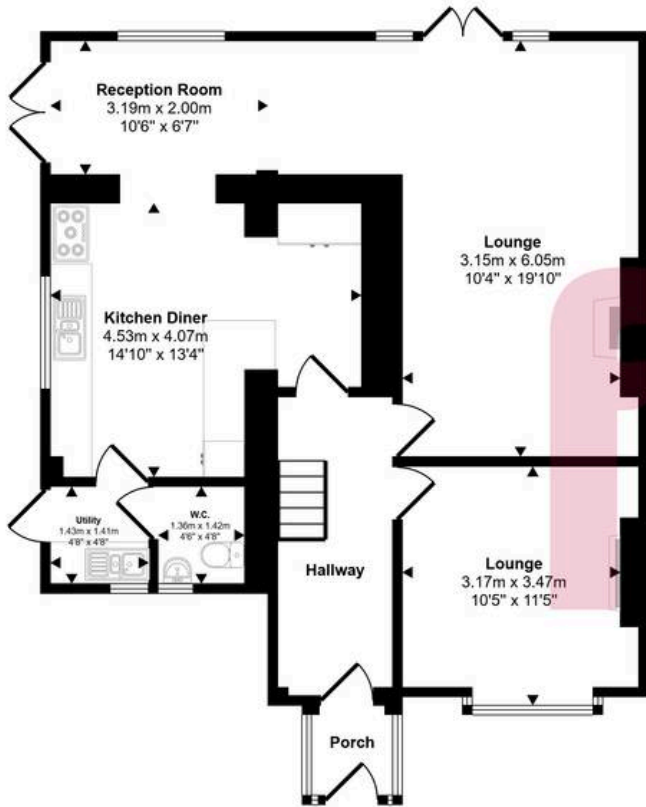
A comfortable double room featuring fitted wardrobes along one wall, providing ample storage space. A uPVC double-glazed window to the side offers pleasant views of the garden and beyond. The room is carpeted for warmth and comfort, with a radiator, ceiling pendant light, and power sockets to enhance its practicality.



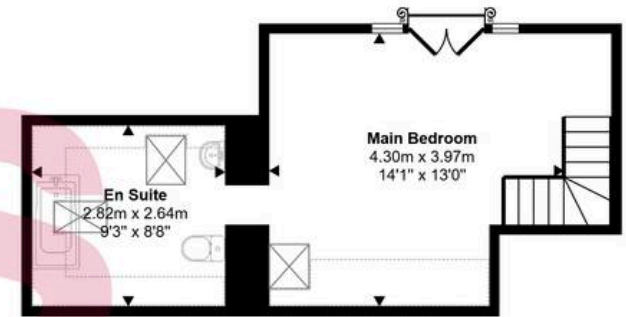




Approx Gross Internal Area  
161 sq m / 1736 sq ft



First Floor  
Approx 56 sq m / 602 sq ft



Second Floor  
Approx 27 sq m / 289 sq ft

Ground Floor  
Approx 79 sq m / 845 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





### **Bathroom**

The bathroom features a luxury suite, including a low-level WC, a pedestal wash hand basin, and a 'P' bath with a thermostatic shower equipped with a rainfall head and detachable showerhead, and a glass screen. Tiled splashbacks complement the stylish design, and wood-effect LVT flooring adds a modern touch. The room is illuminated by spotlights, with a loft hatch and extractor fan for ventilation. An airing cupboard provides useful storage, and a radiator ensures warmth. A uPVC double-glazed obscure window to the front offers privacy and natural light.

### **Landing**

Accessed through a door from the first floor, a carpeted staircase leads up to the main suite. Wall lights provide soft illumination, and a power socket adds convenience.

### **Bedroom One**

A bright double bedroom, offering stunning views of the golf course through uPVC double-glazed French doors with a Juliet balcony to the rear. The room also features a double-glazed Velux window to the front, complete with fitted blinds. Spotlights illuminate the space, and a storage cupboard with fitted chest of drawers and lighting adds practicality. A fire alarm ensures safety, and a feature solid oak beam frames the opening to the en-suite.

### **Ensuite**

The luxury en-suite, including a low-level WC, a pedestal wash hand basin, and a freestanding bath with a mixer tap and handheld shower attachment. A heated towel radiator adds comfort, while the double-glazed Velux windows to the side and rear offer natural light and stunning views. The wood-effect LVT flooring enhances the space, and there is additional storage into the eaves. Spotlights provide ample lighting, and an extractor fan ensures ventilation, creating a truly luxurious and relaxing atmosphere.





### Out Building

The outbuilding is a two-storey structure, previously used as a garage with a storage room and workshop on the ground floor, along with a WC for added convenience. The first floor has been converted into a spacious office. The building is equipped with light and power, and benefits from gas central heating, with a radiator supplied by the main house boiler, ensuring comfort throughout the year.

### Garden

The property boasts a large, 295ft landscaped garden situated to the side, predominantly laid to lawn and featuring a variety of mature trees and hedges. A decked seating area and paved patio provide ample space for outdoor relaxation, surrounded by shrub borders. Additional features include an outside tap, external power points, and a charming garden pond with a pump. A wood store with light and power offers practical storage, while a garden shed adds further utility. The garden is fully enclosed with a boundary fence and provides gated access to a rear lane, ensuring both privacy and convenience.

### GARAGE

Single Garage

At the end of the garden, you'll find a large garage with an up-and-over door, providing ample storage or parking space. The garage is equipped with light and power, offering additional functionality for various uses.

### DRIVEWAY

4 Parking Spaces







# Fortis

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