



RARE RE-DEVELOPMENT OPPORTUNITY WITH LAND AND GLORIOUS RURAL VIEWS

VALE VIEW
WELSH ST DONATS CF71 7SS

Freehold

savills

A HOME WITH GLORIOUS VALE VIEWS, ABOUT 6.7 ACRES OF LAND AND PLANNING PERMISSION FOR LARGE EXTENSION

VALE VIEW WELSH ST DONATS CF71 7SS

Freehold

Detached dormer bungalow with beautiful countryside views

- ◆ Planning permission for development and extension
 - ◆ Ample parking to the front and garage
 - ◆ About 6.7 acres of land ◆ Offered with no onward chain ◆
- EPC rating = G

Situation

In an elevated position with wonderful countryside views, in the sought after village of Welsh St Donats in the Vale of Glamorgan.

Description

The bungalow is in need of modernisation, but has the benefit of planning permission for the renovation and two storey extension to the existing house. Further details can be found on the Vale of Glamorgan website – application number 2019/00226/FUL.

The existing accommodation comprises a generous entrance hallway with two reception rooms, both taking in the glorious countryside views. The separate kitchen has wall and base units with worktops over, with two windows looking over the land.

There are two bedrooms on the ground floor, both with fitted storage, a family bathroom and separate wc. A large cloak cupboard completes the downstairs accommodation.

Upstairs, there are two further bedrooms and a separate cloakroom with wc. The countryside views from the upstairs rooms are particularly beautiful.

Outside, there is a garage with store room to the rear.

There is a long in and out driveway providing ample parking to the front of the house.

The garden plus adjacent field extend to about 6.7 acres, fronted by the lane with defined boundaries.

Tenure:

Freehold

Local Authority:

Vale of Glamorgan

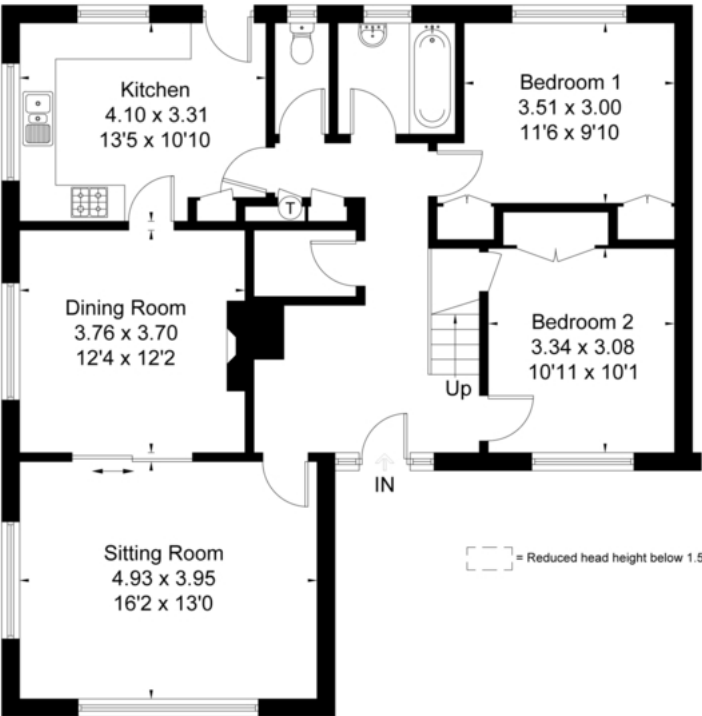
Viewing:

Strictly by appointment with Savills

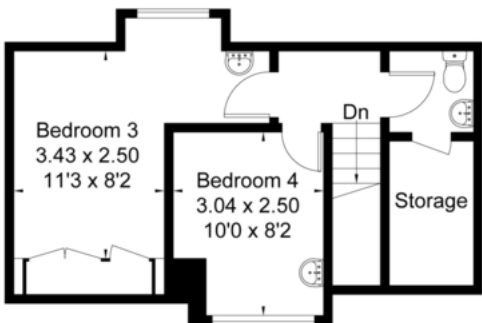
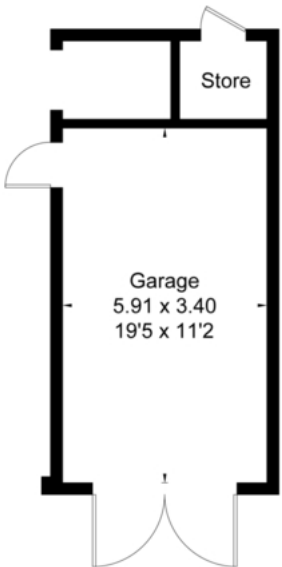




Approximate Area = 130.6 sq m / 1406 sq ft (Including Loft)
Garage = 20 sq m / 215 sq ft
Store = 1.9 sq m / 20 sq ft
Total = 152.5 sq m / 1641 sq ft
For identification only. Not to scale.
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Ground Floor
Area = 98.4 sq m / 1059 sq ft



Loft
Area = 32.2 sq m / 347 sq ft

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	1	57
England, Scotland & Wales		EU Directive 2002/91/EC

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