

Mr David Loosemoore

Bolston House Development, Bonvilston, CF5 6TR

Best Price Guide

The best data and local market trends to help you understand how to price your property based on the following:



| | | |
|-------------------|-----------------------------|------------------------|
| Area of interest | Properties marketed between | Properties marketed by |
| CF5 6FF + 0 miles | 3 Jan 22 - 3 Apr 24 | Any Agent |



Watts & Morgan, Cowbridge

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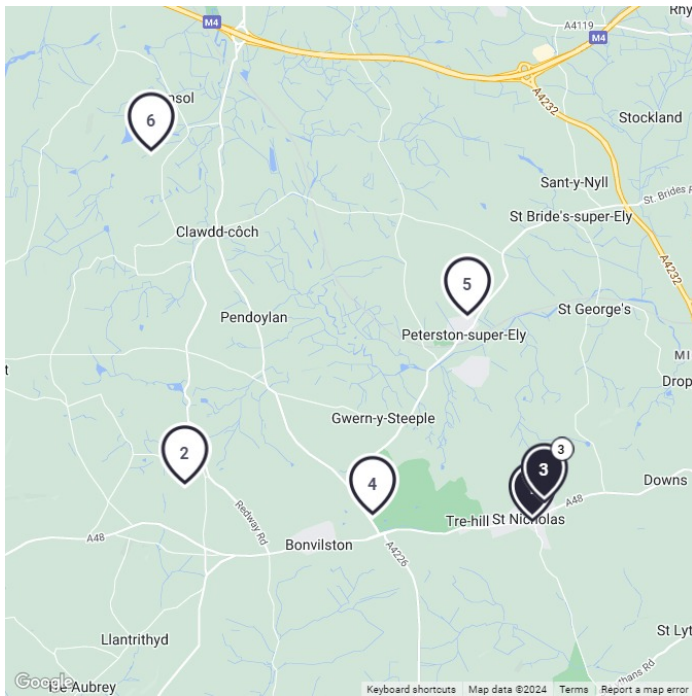
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Introduction

The Best Price Guide provides comparable property information selected by Watts & Morgan to help establish the best market price.



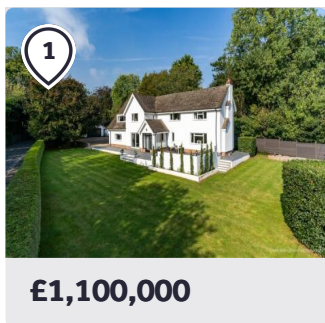
Map of properties included in this report

The icons indicate the centre of the postcode and not necessarily the exact location.



This icon indicates that there are multiple properties at this location – all the properties at this location are indicated on your property list with a pin numbered in the same way (1 in this case). The number in the circle at the top of the pin indicates the number of properties that share this location (5 in this case).

Comparable properties



£1,100,000

NO LONGER ADVERTISED SOLD STC

5 bedroom detached house for sale Duffryn Lane, St. Nicholas, Vale of Glamorgan

- Exclusive Detached Property
- Electric Gated Entrance to Open Forecourt
- High Specification and Modernised Throughout
- Open Plan Family Living Throughout
- Five Double Bedrooms
- Double Garage
- Attractive Wrap Around Gardens
- Cowbridge Comprehensive School Catchment

Marketed from 23 Sep 2022 to 23 May 2023 (241 days)

SOLD PRICE HISTORY

| | |
|-------------|------------|
| 2 Jun 2023 | £1,000,000 |
| ----- | |
| 12 Nov 2015 | £600,000 |

* Legal information present on page 5

The properties in this report were advertised on Rightmove during the dates specified. These properties were not marketed by Watts & Morgan unless otherwise stated.

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NO LONGER ADVERTISED SOLD STC

5 bedroom detached house for sale
Bonvilston, Vale Of Glamorgan, CF5 6TR

- Substantial five bedroom property in the highly regarded...
- An elevated position with approx. 10 acres of mature gar...
- To include four large paddocks, barn, six stables, pond a...
- Currently set up as a 'glamping business'.
- Accommodation comprises; entrance hallway with cloak...
- Farmhouse kitchen with pantry leading into superb dinin...
- Annexe with living area, utility, shower room and en-suite...
- First floor with master suite, three further double bedroo...

Marketed from **12 Jun 2023 to 20 Jul 2023 (38 days)** by **Watts & Morgan, Cowbridge**

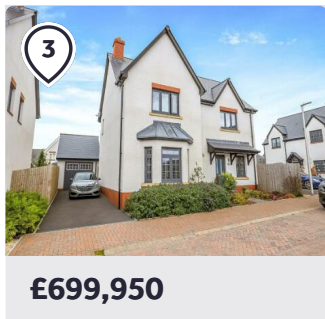


NO LONGER ADVERTISED SOLD STC

5 bedroom barn conversion for sale
Cowbridge Road, St Nicholas, Vale of Glamorgan, CF...

- In exceptional order throughout, a deceptively spacious f...
- Adjoining stables with planning permission granted for it...
- Bespoke, fitted kitchen, adjacent family living-dining area...
- Principal bedroom suite with dressing room and en suite...
- Second en suite guest bedroom and two further double ...
- Also family bathroom
- Wonderfully sheltered and private flagstone paved court...
- Large garage with integral store room.

Marketed from **18 Feb 2022 to 15 Nov 2022 (270 days)** by **Watts & Morgan, Cowbridge**



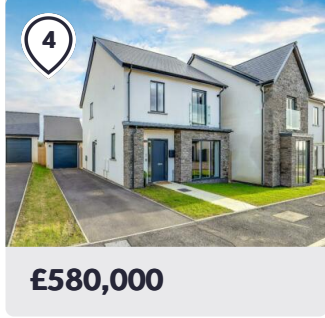
NO LONGER ADVERTISED SOLD STC

4 bedroom detached house for sale
Campbell Court, St. Nicholas, Vale of Glamorgan, CF...

- An extremely stylish, detached family home
- With spacious, well presented accommodation
- Lounge with bay window, home office, kitchen/living/din...
- Also cloakroom and utility room
- Master bedroom en suite, three further double bedroom...
- Ample parking and garage
- Enclosed. west facing garden to the rear
- EPC rating: B85

Marketed from **2 Nov 2021 to 31 Mar 2023 (513 days)** by **Watts & Morgan, Cowbridge**

* Legal information present on page 5



£580,000

CURRENTLY ADVERTISED

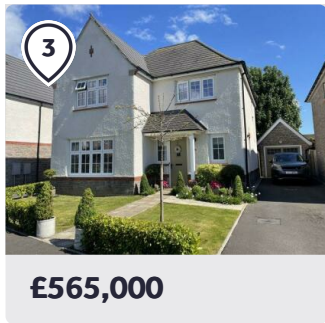
4 bedroom detached house for sale
Court Close, Cottrell Gardens, Bonvilston, Vale Of G...

- An extremely well-presented detached family home.
- Located in the desirable Cottrell Gardens Development in...
- Built in 2022 with high quality, luxury fittings throughout...
- Within a short drive to Cardiff City Centre, the M4 and Co...
- Over 1400 sq ft to include; entrance hallway, cloakroom/W...
- Contemporary open-plan kitchen/diner/living room with...
- Principal bedroom with en-suite, three further bedroom...
- Landscaped rear garden with patio area, lawn and raised...

Marketed from **10 Jan 2024** by **Watts & Morgan, Cowbridge**

SOLD PRICE HISTORY

| | |
|-------------|-----------------|
| 30 Sep 2022 | £495,000 |
|-------------|-----------------|



£565,000

NO LONGER ADVERTISED **SOLD STC**

4 bedroom detached house for sale
6 Cae Newydd, St Nicholas, Vale of Glamorgan CF5 6...

- Modern Redrow built detached family home
- Highly sought after and conveniently located developme...
- Spacious and beautifully presented accommodation thro...
- Impressive open plan kitchen/dining/living space with vie...
- Private enclosed southerly facing rear garden.
- Four well proportioned bedrooms. Bedroom one with en...
- Driveway with parking for several vehicles and a detached..
- Viewing is highly recommended

Marketed from **10 Feb 2023** to **5 May 2023 (84 days)**



£439,950

NO LONGER ADVERTISED **SOLD STC**

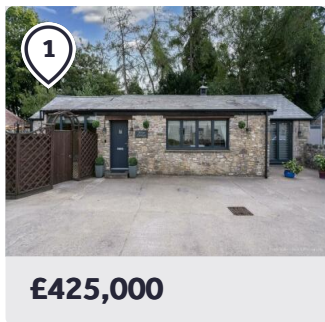
3 bedroom terraced house for sale
Duffryn Close, St. Nicholas, Vale Of Glamorgan, CF5...

- A sizeable, family home, with stunning views over border...
- This larger than average mid terraced property boasts a ...
- Comprises; entrance hallway, snug, lounge with farlan...
- Impressive kitchen/dining room with cloakroom & utility...
- To the first floor; three double bedrooms & a modernised...
- Private driveway parking for two vehicles.
- A surprisingly large lawned mature garden to rear, with o...
- No ongoing chain.

Marketed from **6 Sep 2023** to **20 Sep 2023 (14 days)** by **Watts & Morgan, Cowbridge**

SOLD PRICE HISTORY

| | |
|-------------|-----------------|
| 8 Sep 2023 | £425,000 |
| 17 Jan 2020 | £343,000 |
| 28 Nov 2014 | £245,000 |



£425,000

NO LONGER ADVERTISED **SOLD STC**

3 bedroom detached bungalow for sale
Cowbridge Road, St. Nicholas, Nr Cardiff

- Detached Stone Fronted Bungalow
- Three Double Bedrooms
- Large Open Plan Kitchen/Dining/Family Room
- Refurbished Bathrooms Throughout
- Off Road Parking To Front
- Newly Fitted Acoustic Double Glazing Throughout
- Situated in the Heart of St Nicholas
- Walking Distance to Local Amenities

Marketed from **26 May 2023** to **26 May 2023**

* Legal information present on page 5

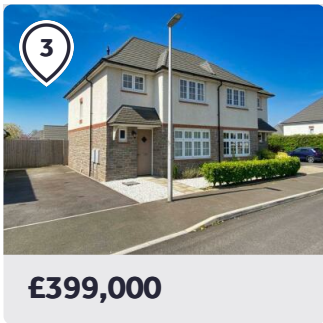


NO LONGER ADVERTISED **SOLD STC**

2 bedroom apartment for sale
Hensol Castle Park, Hensol, Pontyclun

- Guide price £415,000 to £420,000
- Completely renovated internally to a very high standard
- Far reaching views of the landscaped grounds from the s...
- Fantastic open plan living room / dining room / sun room
- Access to a state of the art gym and links golf course
- Far reaching views of the championship golf course from...
- Two double bedrooms each with an en suite, separate clo...
- Two allocated parking spaces in addition to visitor parking

Marketed from **2 Mar 2023 to 30 Nov 2023 (272 days)**



NO LONGER ADVERTISED **SOLD STC**

3 bedroom semi-detached house for sale
26 Cae Newydd, St. Nicholas, The Vale of Glamorgan...

- Modern traditionally styled 3 bed semi detached house in...
- Entrance hall and cloakroom, front living room, well appo...
- 3 bedrooms, family bathroom and en-suite shower room
- Double length driveway
- Unusually private and sunny high quality, hard landscape...
- Quiet residential development in village setting
- Great access to Cardiff and amenities

Marketed from **21 Apr 2022 to 5 Apr 2023 (349 days)**



NO LONGER ADVERTISED **SOLD STC**

2 bedroom cottage for sale
Nyewood, Smiths Row, St. Nicholas, Vale Of Glamor...

- A truly delightful end of terrace cottage located in the he...
- Dating back to the mid 1800's.
- This stone property has been recently refurbished whilst...
- Open-plan lounge/dining room with log burner.
- Kitchen/breakfast room, utility and WC.
- First floor landing leading to two generous double bedro...
- Luxurious 5-piece bathroom with roll-top bath.
- An enclosed rear garden with patio area, wildflower mead...

Marketed from **29 Jun 2023 to 20 Sep 2023 (83 days)** by **Watts & Morgan, Cowbridge**

SOLD PRICE HISTORY

| | |
|-------------|-----------------|
| 8 Sep 2023 | £305,000 |
| ----- | |
| 23 Oct 2020 | £206,000 |



NO LONGER ADVERTISED **UNDER OFFER**

2 bedroom ground floor flat for sale
Heol Llanbedr , Peterston-super-ely, Vale of Glamor...

- Guide Price 205,000 - 215,000
- Village Location
- 2 Double Bedrooms
- Fitted Bathroom
- Newly Fitted Kitchen
- Enclosed Rear Garden
- Off Road Parking
- Close To Local Transport Links

Marketed from **16 Feb 2022 to 20 May 2022 (92 days)**

SOLD PRICE HISTORY

| | |
|-------------|-----------------|
| 10 Jan 2023 | £196,000 |
| ----- | |
| 28 Apr 2015 | £125,000 |
| ----- | |
| 16 Nov 2007 | £151,000 |

* Legal information present on page 5

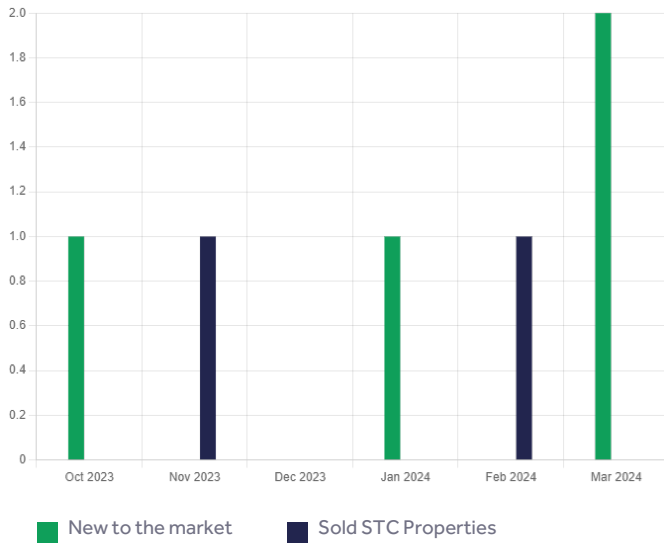
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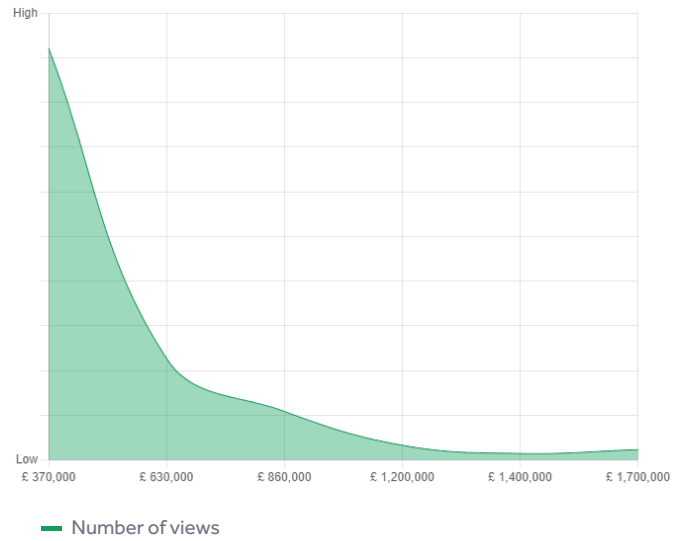
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Market Information



New vs. sold subject to contract (STC) properties within 0 miles of CF5 6FF

This graph shows the number of new properties vs. the number of sold STC properties listed by all agents, over the last 6 months on Rightmove. It's a good indicator of the recent supply and demand levels for properties like this.



Number of property views in the last 6 months for your selected property types within CF5

This graph shows the amount of searches on Rightmove over the last 6 months for properties like this, at various prices. It's an indicator of the price point(s) that will generate the most interest for similar properties in this area.