



29 Cae Stumpie

Cowbridge, CF71 7DL

£340,000

HARRIS & BIRT



A traditional mid terrace property located in a most convenient position running parallel to Cowbridge High Street. The immaculately presented accommodation briefly comprises: living room, extended kitchen/family room, utility room and WC to the ground floor. There are two bedrooms and a family bathroom on the first floor. Outside benefits from off road parking to the rear with a pretty south facing garden laid mainly to patio.

The property is situated within a comfortable walking distance of Cowbridge High Street, that offers a wide range of facilities including schooling of excellent reputation for all ages, a wide range of shops both national and local and now including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, cricket club, tennis club, squash club, bowls club, football club etc. Countryside pursuits including golf, horse riding etc. are available in the surrounding areas. The heritage coastline is just a few miles to the south. The good local road network including access to the M4 brings major centres within easy commuting distance including the capital city of Cardiff. Main line railway links via Cardiff and Bridgend and Cardiff Wales Airport is within easy driving distance.



Accommodation

Ground Floor

Living Room 15'1 x 11'0 (4.60m x 3.35m)

Composite front door from the front entrance into living room. Large window overlooking the front. Central feature fireplace with inset double sided log burning stove set on slate hearth with oak mantel. Further window to front. Wood effect laminate floor. Radiator. Ceiling spotlights. Stairs to first floor. Door to kitchen/diner.

Kitchen/Family Room

Traditional shaker style kitchen with features to include: a range of wall and base units with granite effect worksurfaces and matching upstands, Rangemaster gas oven with five ring gas hob, granite effect splash back and Rangemaster electric extractor hood over. Large central island to match kitchen with inset sink, curved hot and cold mixer tap and built in draining groves, under counter integrated dishwasher with matching decor door and undercounter storage cupboards. Integrated fridge/ freezer with matching decor panel. Tinted glass lantern ceiling. Bi fold doors out onto patio. Space for table and chairs. Wood effect laminate floor throughout. Double sided wood burning stove through to lounge set on a slate hearth with oak beamed mantel. Further run of storage cabinets to match kitchen. Radiators. Door to utility room. Door to WC.

WC 4'0 x 6'5 (1.22m x 1.96m)

Low level, dual flush WC. Wall mounted wash hand basin with hot and cold mixer tap, granite effect splash back and storage cupboard underneath. Wall

mounted vertical towel rail. Continuation of wood effect laminate flooring. Pendant ceiling light. Extractor fan.

Utility Room 6'1 x 8'9 (1.85m x 2.67m)

Run of base cabinets to match the kitchen with wood effect laminate worktop over and tiled splash back. Inset single bowl sink with drainer and hot and cold mixer tap. Space for washing machine and tumble drier with matching decor doors. Sliding door to large storage cupboard. uPVC part glazed door to rear garden. Tiled floor. Radiator. Pendant ceiling light.

First Floor

Landing

Carpeted stairs from ground floor to first floor landing. Loft access hatch. Storage cupboard housing Worcester gas combination boiler. Pendant ceiling light. Doors to all first floor rooms.

Master Bedroom 16'9 x 8'9 (5.11m x 2.67m)

Large window overlooking the front and further window to front. Range of built in modular wardrobes. Further fitted wardrobe. Carpet flooring. Radiator. Pendant ceiling light.

Bedroom Two 12'11 x 9'1 (3.94m x 2.77m)

Large window overlooking rear. Double wardrobe with sliding mirrored doors. Carpet flooring. Radiator. Pendant ceiling light.

Bathroom 6'11 x 5'9 (2.11m x 1.75m)

Modern fitted three piece suite in white with features to include: panelled bath with wall mounted mains connected shower, vanity unit containing low level hidden cistern, WC, wash hand basin with hot

and cold mixer tap and storage underneath. Fully tiled walls. Fully tiled floor. Obscure glazed window to rear. Ceiling spotlights. Wall mounted heated towel rail

Outside

The front of the property is laid to Cotswold chippings for ease of maintenance with paving slabs to front door. Wall boundary to all sides with pretty planted borders. To the rear, double gates from the road give access onto a concrete laid parking area for two cars. Fence boundary to both sides. Storage shed. Steps lead down to a garden area currently laid to AstroTurf and patio. Further steps lead to the patio accessed from the Bi fold doors in the kitchen and door from the utility room. Fenced boundary to all sides with decorative planted borders. The garden is south facing enjoying the sun all day.

Services & Tenure

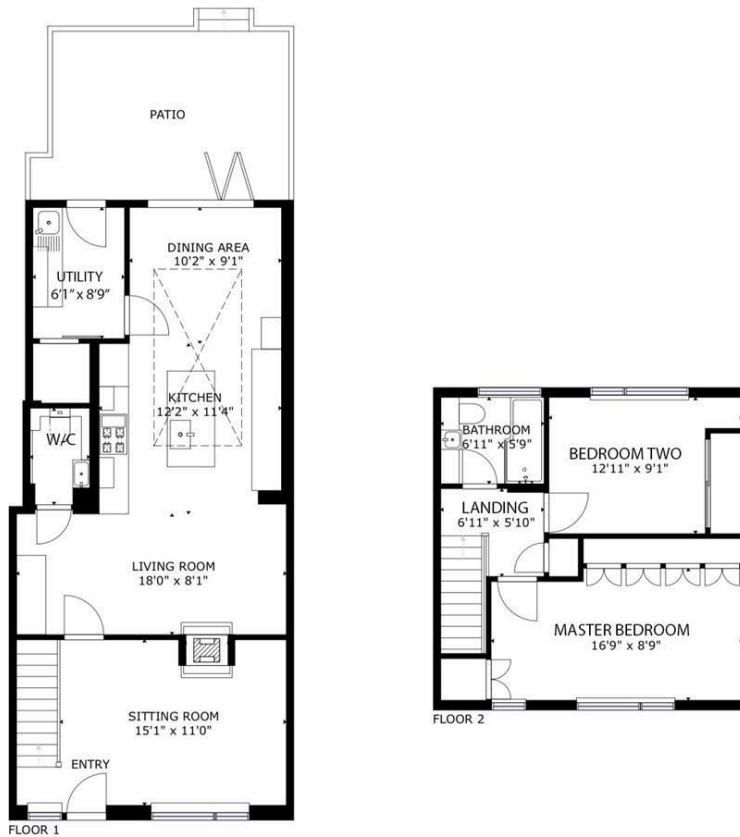
All mains services are connected to the property. Heating via gas combination boiler. Upgraded uPVC triple glazing throughout. Freehold.

Directions

From our office at 67 High Street, walk down the High Street across the river and turn right into The Limes. Follow the road around the bend travelling along Borough close, number 29 is on your right hand side just before the turning into Cae Stumpie.







GROSS INTERNAL AREA
 FLOOR 1: 764 sq.ft, FLOOR 2: 452 sq.ft
 TOTAL: 1216 sq.ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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