



4 Clisson Close

Cowbridge CF71 7FP

Offers Over £450,000

HARRIS & BIRT



A sizeable four double bedroom detached property situated in a quiet cul de sac in the popular Clare Garden Village, and within easy walking distance of the heart of Cowbridge town centre. The accommodation briefly comprises entrance hall, study/snug, living room, kitchen/dining room and WC/Utility to the ground floor. Stairs lead up to four bedrooms with an en suite to the master and a family bathroom. The property benefits from off road parking and garage. Built by Taylor Wimpey in 2022, the property benefits from 8 years remaining on the NHBC warranty.

The town centre of the market town of Cowbridge is within comfortable walking distance and 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

Entrance Hall

The property is entered via part obscure glazed front door into man hall. Tiled floor. Radiator. Pendant ceiling lights. Central staircase to first floor. Understairs storage space. Cloaks cupboard. Doors to all downstairs rooms.

Study/Snug 7'4" x 7'4" (2.24m x 2.24m)

Window overlooking front with wooden blind to remain. Carpet flooring. Radiator. Pendant ceiling light.

Living Room 16'3" x 10'11" (4.95m x 3.33m)

French doors opening onto rear patio with Perfect Fit made to measure blinds. Carpet flooring. 2 x Radiators. Pendant ceiling light.

Kitchen/Diner 22'12" x 9'7" (6.71m x 2.92m)

Modern fitted kitchen in a high gloss finish with features to include: range of wall and base units with laminate worktops and matching upstands, inset 1.5 bowl sink with curved hot & cold tap and draining grooves. Inset fur ring gas hob with splashback and electric extractor hood over. Matching kitchen unit containing integrated fridge/freezer with matching décor panel, eyeliner oven and grill. Undercounter integrated dishwasher with matching decor panel and undercounter integrated washing machine with matching décor panel. Wall mounted cupboard housing Ideal gas boiler. French doors opening onto rear patio with Perfect Fit made to measure blinds. To the dining area there is space for table and chairs and window overlooking the front with wooden blind to remain. Continuation of tiled flooring from hallway throughout the kitchen/diner. Radiator. Ceiling spot lighting. Pendant ceiling light.

WC/Utility 6'2" x 5'7" (1.88m x 1.70m)

Full width laminate worktop with matching upstands, inset sink, with hot & cold mixer tap, storage cupboard and space for tumble dryer. Low level, dual flush wc. Obscure glazed window to rear. Continuation of tiled floor from hall. Radiator. Pendant ceiling light.

First Floor

Landing

Carpeted staircase from ground floor. Cupboard housing hot water tank. Loft access hatch. Carpet flooring. Radiator. Pendant ceiling light. Doors to all first floor rooms.

Master Bedroom 11'9" x 11'2" (3.58m x 3.40m)

Window overlooking front with wooden blind to remain. Double fitted wardrobes. Carpet flooring. Radiator. Pendant ceiling light. Door to en suite.

Master En Suite

Fully tiled corner shower cubicle with wall mounted, mains connected shower and sliding door. Pedestal wash hand basin with hot & cold mixer tap. Low level, dual flush wc. Obscure glazed window to front. Part tiled walls. Tiled floor. Radiator. Pendant ceiling light. Extractor fan.

Bedroom Two 10'1" x 9'7" (3.07m x 2.92m)

Window overlooking rear with wooden blind to remain. Double fitted wardrobes. Carpet flooring. Radiator. Pendant ceiling light.

Bedroom Three 10'8" x 8'9" (3.25m x 2.67m)

Window overlooking front with wooden blind to remain. Double fitted wardrobes. Carpet flooring. Radiator. Pendant ceiling light.

Bedroom Four 9'7" x 9'1" (2.92m x 2.77m)

Window overlooking rear with wooden blind to remain. Carpet flooring. Radiator. Pendant ceiling light.

Bathroom 7'0" x 5'10" (2.13m x 1.78m)

Modern three piece suite in white comprising panelled bath hot & cold taps, wall mounted, mains connected shower and folding glazed shower screen. Pedestal wash hand basin with hot & cold mixer tap. Low level, dual flush wc. Obscure glazed window to rear. Fully tiled walls, Tiled floor. Radiator. Pendant ceiling light. Extractor fan.

Outside

Driveway to the front offering off road parking for two vehicles leading to single car garage - Up and over door, light & power. Lawned garden with hedge planted border and paved pathway to the front door. Side gate offering access to the rear garden with steps leading up to an elevated patio offering access from both the kitchen and the living room with decorative wrought iron railings bordering the patio from the lawned garden below. Fence boundary to the rear with landscaped raised flower beds. Outside lighting and a double socket. Further double electric socket on the garage to allow for the use of electrical appliances.

Services

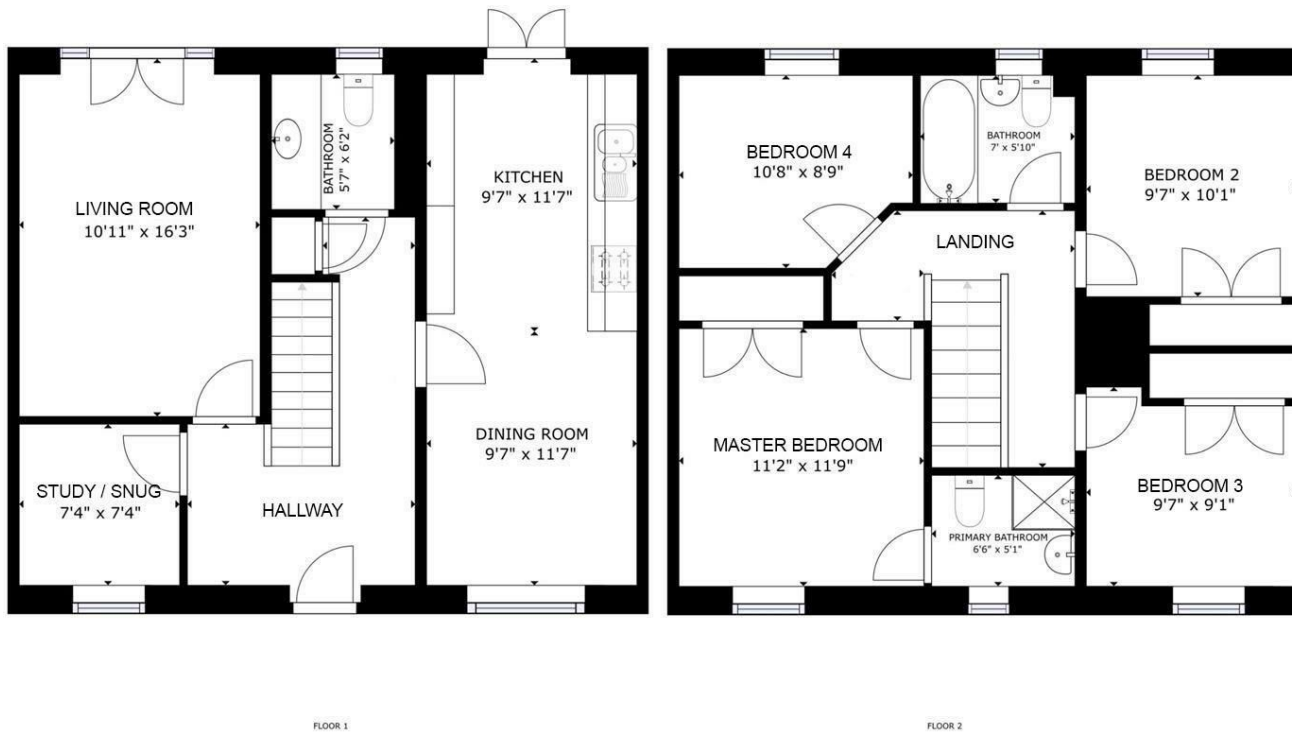
All mains services are connected to the property. Heating via mains gas. UPVC double glazing throughout.

Directions

From our office at 65 High Street travel in a westerly direction up the High Street and take the turning left onto Llantwit Major Road. Travel up the hill and just after the pedestrian traffic lights take your right hand turning into Dunraven Close. Travel along Dunraven Close, passing the small children's playground on your right, and take your next right, then its next right again onto Clisson Close. Number 4 is located a short way on the left indicated by a Harris & Birt for sale sign.







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GROSS INTERNAL AREA
FLOOR 1: 691 sq ft, FLOOR 2: 691 sq ft
TOTAL: 1382 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport



HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

