



## 4 Cwrt Llanfair

St. Mary Church, Cowbridge, CF71 7PH

Price Guide £640,000

HARRIS & BIRT





Harris & Birt are pleased to offer to market this unique four bedroom spacious detached property, situated on an attractive development built in 2006. The properties were built by the award winning local builder, Steve Lee, and offer all of the modern amenities that you would expect from a property of this ilk. The accommodation, found in excellent condition, briefly comprises entrance hall, cloakroom, kitchen/dining room, utility, garden room, dining room and living room to ground floor. Stairs lead up to four double bedrooms, two en suites and family bathroom. The property offers plenty of off-road parking to front and an excellent sized detached double garage. Due to its nature of an elevated position, the property has fantastic scenic views across the open countryside beyond as well as a flat, private and secluded rear garden. Guide Price £640,000 to £650,000

The property is within school catchment for the highly regarded Llanfair Primary School and Cowbridge Comprehensive School. The market town of Cowbridge is just a short drive to the north and offers a range of facilities including a wide range of shops both national and local, library, health centre, sporting and recreational facilities including leisure centre, rugby club, cricket club, bowls club, football club etc. The property benefits from easy access to the local road network including the M4 and A48 brings major centres within easy commuting distance including the capital city of Cardiff, Bridgend, Newport and Swansea etc.



## Accommodation

### Ground Floor

#### Entrance

Accessed via composite front door with inset opaque glazed vision panel. Further natural light via UPVC double glazed opaque vision panel to open entrance porch. Wood effect tiled flooring. Skimmed walls. Coved and skimmed ceiling. Fitted radiator. Built in shoe and cloak storage cupboard. Doorway opens through into;

#### WC/Cloakroom 6'7 x 5'7 (2.01m x 1.70m )

Two piece suite in white comprising low level dual flush WC. Pedestal wash hand basin with tiled splash back. Wooden double glazed opaque window to rear elevation. Skimmed walls. Coved and skimmed ceiling. Wood effect tiled flooring.

#### Hallway

Good sized entrance hall. Straight staircase leading up to first floor landing. Good sized under stairs storage cupboard with open shelving. Wooden double glazed floor to ceiling fitted window to front elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Communicating doors to ground floor rooms.

#### Kitchen/ Dining Room 10'3 x 17'10 (3.12m x 5.44m )

An attractive fitted kitchen in an oak shaker style with granite worksurfaces. Features including Rangemaster cooker with gas five ring hob. Warming plate and underset oven and grill facilities. Overhead matching Rangemaster chimney extractor. 1.5 stainless steel sink bowl and drainer. Neff integrated dishwasher behind matching decor panel. Integrated fridge behind matching decor panel. Fitted island in matching style with granite worksurface and good sized storage facility. Glass display cases. Bosch eyeline integrated microwave. Fully tiled splash backs. Wooden double glazed window to rear elevation overlooking pretty rear gardens. Skimmed walls. Coved and skimmed ceiling with inset ceiling spotlighting. Large form tiled flooring. Fitted radiator. Door to utility. Glazed double doors into;

#### Utility 6'5 x 13'2 (1.96m x 4.01m)

Further range of fitted wall and base units. Plenty of space for up and over fridge/freezer and under counter washing machine. Stainless steel sink and drainer. Further tiled splash backs. Skimmed walls. Coved and skimmed ceiling. Matching tiled flooring. Fitted radiator. Wooden double glazed window. Wooden glazed pedestrian door to rear. Offering sheltered access to garage. Worcester oil fired floor mounted boiler under counter.

#### Garden Room 9'1 x 20'11 (2.77m x 6.38m)

An attractive and adaptable space that allows plenty of natural light via a large range of fitted double glazed windows with glazed pitched roof structure. Wooden fully glazed double doors opening out onto pretty rear garden. Resin laid alfresco dining terrace. Power and light. Wood effect tiled flooring. Further wooden glazed doors open through into dining room.

#### Dining Room 10'3 x 13'4 (3.12m x 4.06m )

An attractive secondary reception room. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Wooden glazed doorway from entrance hall.

#### Living Room 17'1 x 12'7 (5.21m x 3.84m)

Principal reception room. Attractive fireplace in a marble and granite surround hearth and mantel. Open fireplace. Oversized wooden fully glazed patio doors open out onto al fresco dining terrace. Dual aspect via wooden double glazed window to front elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator.

### First Floor

#### Landing 18'11 x 6'1 (5.77m x 1.85m )

Access via straight carpet staircase to open landing. Wooden double glazed window to front elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Good sized airing cupboard benefitting from open shelving.

#### Master Suite Bedroom One 18'6 x 10'5 (5.64m x 3.18m)

An attractive and good sized double bedroom. Range of wooden double glazed windows to side and rear elevations enjoying pretty views. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Range of built in bedroom furniture. Door to;

#### Master Suite Bathroom One 5'11 x 6'1 (1.80m x 1.85m )

Three piece suite in white comprising corner quadrant shower cubicle with integrated chrome shower and shower head attachment. Low level dual flush WC. Pedestal wash hand basin. Fully tiled walls. Tiled flooring. Coved and skimmed ceiling. LED spotlighting. Wall mounted chrome heated towel rail. Wooden double glazed window to side elevation. Fitted radiator.

#### Suite Bedroom Two 11'2 x 15'6 (3.40m x 4.72m)

Another good sized double bedroom. Set into an attractive bay with range of wooden double glazed windows to rear. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Range of built in bedroom furniture. Door to;

#### Suite Bathroom Two 11'2 x 2'10 (3.40m x 0.86m)

Good sized three piece suite comprising corner quadrant shower cubicle with integrated electric shower and shower head attachment. Low level dual flush WC. Pedestal wash hand basin with chrome mixer tap. Fully tiled walls. Tiled flooring. Coved and skimmed ceiling. LED spotlighting. Wooden double glazed opaque window to side elevation. Fitted radiator. Wall mounted heated towel rail.

#### Bedroom Three 8'6 x 10'5 (2.59m x 3.18m)

Third double bedroom. Wooden double glazed window to rear elevation. Skimmed walls. Coved and skimmed ceiling. Wood effect flooring. Fitted radiator. Range of built in bedroom furniture.

#### Bedroom Four 7'7 x 10'5 (2.31m x 3.18m)

Good sized double bedroom currently in use as office. Wooden double glazed window to rear elevation enjoying garden views. Skimmed walls. Coved and skimmed ceiling. Wood effect flooring. Fitted radiator. Range of built in furniture. Access to loft via hatch.

#### Family Bathroom 8'2 x 6'1 (2.49m x 1.85m)

Four piece suite in white comprising corner quadrant shower cubicle with integrated chrome shower and shower head attachment. Panelled bath with chrome mixer tap and separate shower head fitment. Low level dual flush WC. Pedestal wash hand basin with chrome mixer tap. Fully tiled walls. Tiled flooring. Coved and skimmed ceiling. LED spotlighting. Wooden double glazed opaque window to side elevation. Fitted extractor fan. Wall mounted heated towel rail.

### Outside

#### Double Garage 17'11 x 19'9 (5.46m x 6.02m)

Excellent sized double garage. Two up and over garage doors. one powered by electric. Pedestrian access via a sheltered walk way from utility. Natural light via wooden double glazed window to rear elevation. Good sized eaves storage. Concrete laid flooring. Currently hosuing wahsing machine and tumble dryer.

### Gardens & Grounds

Wonderfully attractive corner plot with wrap around gardens. Off road parking via block paviour driveway to front elevation. Pedestrian access to side elevation via wooden ledged and braced gate. The property is made private via a high level stone wall and closed boarded fencing to all aspects. The property offers all day sun. Attractive resin laid Alfresco dining terrace that leads through into a raised decked area above the trickling river that spans through the garden. Attractive lawned parcel. Laurel hedge with a variety of mature trees and shrubs. To the rear is a parcel laid to Cotswold stone that offers a good sized timber storage shed currently housing the oil tank.

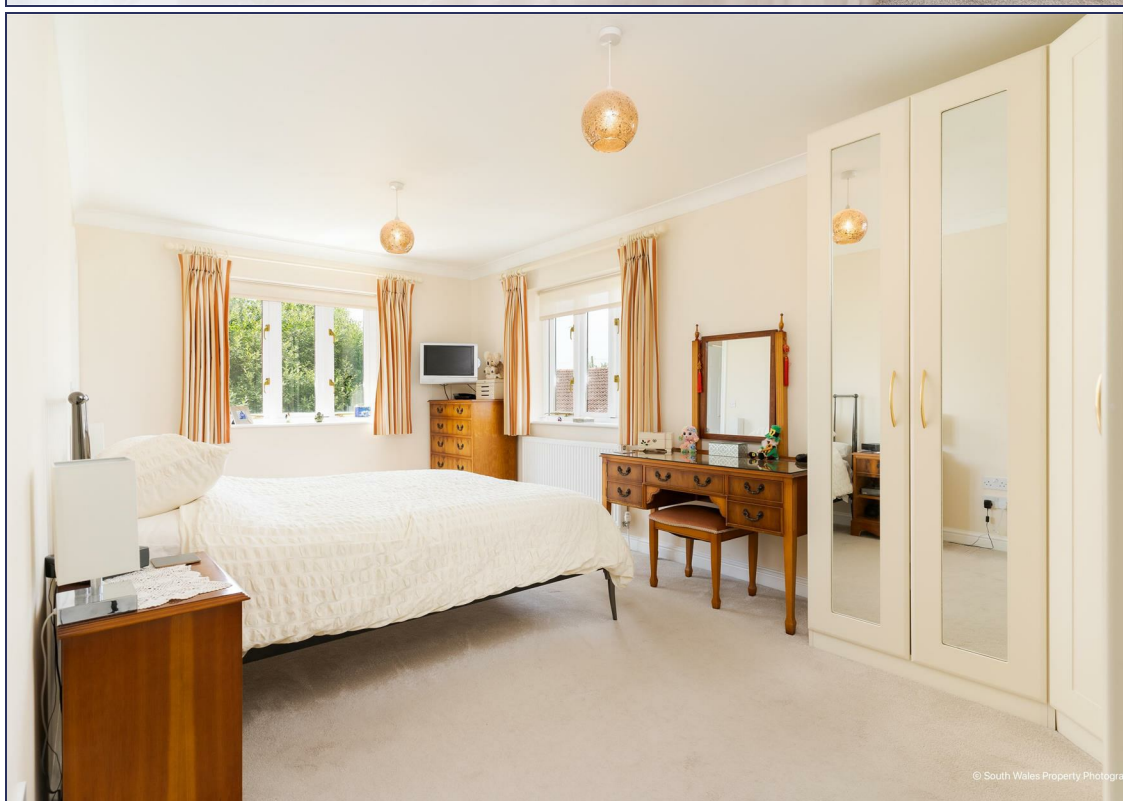
### Services

Gas (LPG) bottles to exterior. Oil tank housed in side garden. Sewage via treatment centre owned by Herberts Management Company Ltd. Each property has a 1/6th share hold in the management company and contributes £100 per month for general maintenance and repairs. Mains water and electricity. Fibre broadband.

### Directions

From our offices at 65 High Street, Cowbridge travel into Eastgate to the traffic lights and turn right onto St Athan Road. After about 2 miles on the sharp left hand turning, turn right and then turn left straight away past Llanfair Primary School, finally turning left into Cwrt Llanfair. The property is situated first on your right hand side, number 4.

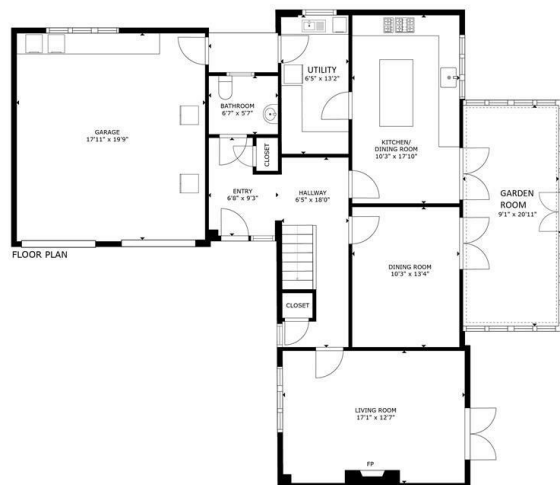






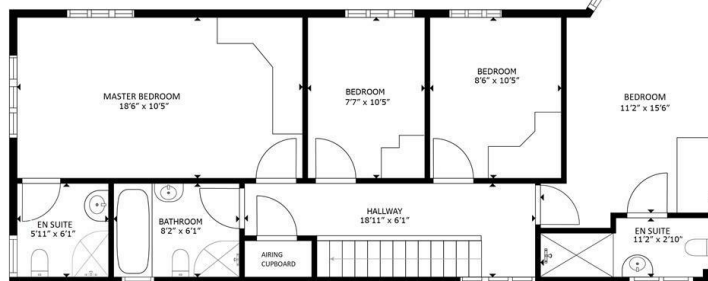






GROSS INTERNAL AREA  
FLOOR PLAN: 1,063 sq. ft.  
EXCLUDED AREAS: GARAGE: 354 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



GROSS INTERNAL AREA  
FLOOR PLAN: 120 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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