



28 Primrose Close

Cowbridge, CF71 7DZ

Price £325,000

HARRIS & BIRT



A two bedroom, detached, property situated in a quiet cul de sac and within easy walking distance of the heart of Cowbridge town centre, the property has been fully modernised and extended to the rear by the current vendor. The accommodation briefly comprises entrance porch, living room, kitchen/dining room, utility and WC to ground floor. Stairs lead up to two double bedrooms and a bathroom. The outside offers an enclosed, pretty rear garden with side access to front. There is off road parking for several cars and a garage, offering the potential to convert or extend the current living space. The property sits on a corner plot in an elevated position enjoying far reaching views over Cowbridge and the surrounding countryside.

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.

- Detached Property
- Enclosed Pretty Garden
- Walking Distance To Town Centre
- EPC - C
- Two Double Bedrooms
- Single Car Garage
- Cowbridge School Catchment

Accommodation

Ground Floor

Entrance Hall

The property is entered via uPVC composite front door with inset opaque glazed vision panel. Light oak wood effect flooring. Skimmed walls and ceiling. Central ceiling light. RCD fuse board housed to wall. Wood glazed doorway opens through into living room.

Living Room 13'5 x 15'10 (4.09m x 4.83m)

uPVC double glazed picture window to front elevation. uPVC fully double glazed patio doors offering access onto Alfresco dining terrace. Attractive media wall with space for inset plasma screen TV to chimney breast. Built out chimney to include Gazco log effect gas fire. Fully skimmed walls and ceiling. Matching light oak fitted flooring. Staircase leading up to first floor landing. Doorway trough into kitchen/dining room.

Kitchen/Dining Room 11'0 x 15'10 (3.35m x 4.83m)

Attractive shaker style fitted kitchen with a range of fitted wall and base units with chrome handles. Set under and over a mottle effect worksurface. Features to include Belling range cooker with electric induction hob and underset oven and warmer tray. Overhead chimney extractor. Integrated dishwasher behind matching decor panel. Integrated up and over fridge/freezer. Chrome 1.5 sink and drainer with chrome swan neck mixer tap. Metro effect tiled splashback. uPVC double glazed window to front elevation. Fully skimmed walls and coved ceiling.

Marble effect tiled flooring. Good sized under stairs storage cupboard. Fitted radiator. Wooden glazed doorway opens through into utility room.

Utility Room 8'5 x 7'6 (2.57m x 2.29m)

Composite uPVC half glazed patio door to rear elevation. uPVC double glazed window to rear. Plenty of space for washing machine and tumble dryer. Mottle effect work surface and fitted wall units. Fully skimmed walls and ceiling. Matching flooring. Fitted radiator. Doorway opens through into WC.

WC 3'9 x 7'6 (1.14m x 2.29m)

Two piece suite comprising low level dual flush WC. Oversized wash hand basin with underset vanity unit. Tiled splashbacks. Skimmed walls and ceiling. Matching tiled flooring.

First Floor

Landing

Access to landing via full turn staircase from living room. Inset Velux window. Fitted carpet. Pendant ceiling light. Access to loft via hatch.

Master Bedroom 9'4 x 9'6 (2.84m x 2.90m)

uPVC double glazed window to rear elevation. Light oak effect flooring. Pendant ceiling light. Radiator. Range of full width mirrored wardrobes.

Bedroom Two 7'8 x 11'0 (2.34m x 3.35m)

uPVC double glazed window to rear. Light oak effect flooring. Pendant ceiling light. Radiator. Built in mirror fronted wardrobe.

Bathroom

Three piece suite modern and fully fitted. Comprising

walk in shower cubicle with integrated chrome shower and shower head attachment. Glazed and chrome shower screen. Vanity unit comprising wash hand basin and dual flush WC. Fully tiled splashbacks. Vinyl laid flooring. Chrome heated towel rail. Velux window.

Outside

Enclosed rear garden with attractive paved patio area. Steps lead down to a lawned area with mature beds and boarders. Fenced and walled boundaries with gated access to lawned side garden. Mature hedge boundary to front. Off road parking as well as a side driveway offering further parking. Leads to single car garage. The property enjoys elevated views across Cowbridge and countryside views beyond.

Garage 8'6 x 18'0 (2.59m x 5.49m)

Accessed via electric up and over garage door. Pedestrian composite access to rear garden. Power and light. Plenty of storage space. Wooden double glazed window to rear.

Services

Mains electric water gas and drainage. Heating via gas combination boiler. Freehold.

Directions

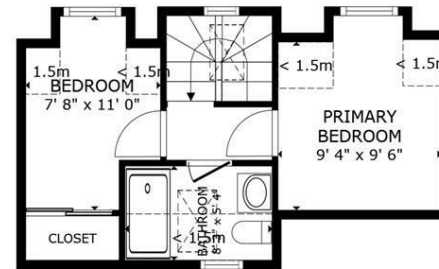
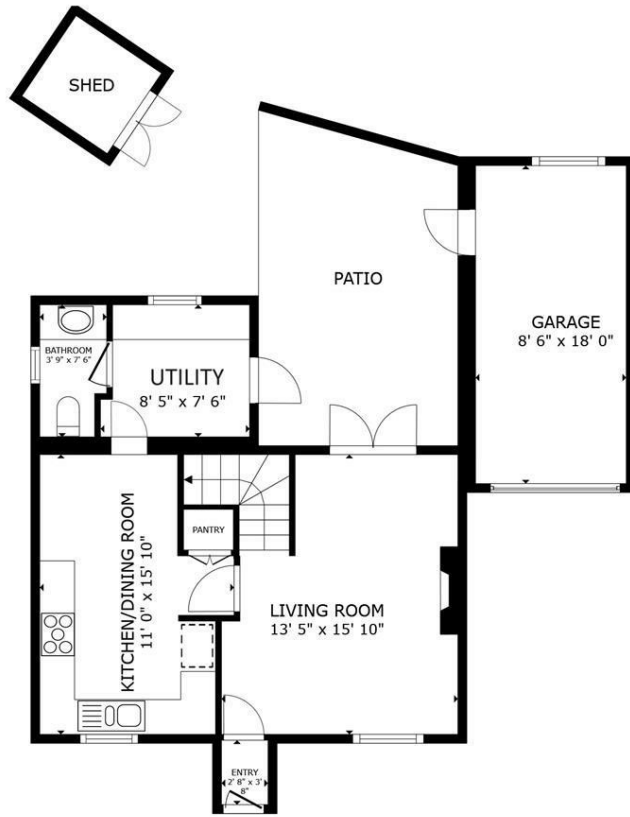
From our offices at 65 High Street turn left and proceed up to the traffic lights. Turn right onto the St Athan Road and take the first main turning left into Hillside Drive bearing left at the T junction. Take the next turning left into Primrose Close and on your right hand side is a small cul de sac where the property is situated on your left hand side.











GROSS INTERNAL AREA
 FLOOR 1 528 sq.ft. FLOOR 2 237 sq.ft.
 EXCLUDED AREAS : GARAGE 154 sq.ft. PATIO 197 sq.ft. REDUCED HEADROOM 46 sq.ft.
 TOTAL : 765 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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