



4 Wolfe Close

Cowbridge, CF71 7AZ

Price £275,000

HARRIS & BIRT



An excellent opportunity to purchase this three/four bedroom semi-detached property in a popular cul-de-sac location within comfortable walking distance to Cowbridge Town Centre and all its local amenities. The property in need of some modernisation throughout, but with lots of potential.

The accommodation briefly comprises entrance porch, entrance hall, living room, conservatory, kitchen, bedroom four/study, master bedroom and bathroom to the ground floor. Stairs lead up to two further bedrooms and a shower room to the first floor. A sizeable attic/loft space that can easily be converted into a further bedroom (as many of the properties on this development have completed).

Situated within the heart of Cowbridge, an attractive market town situated in the Vale of Glamorgan with local facilities including schooling of excellent reputation for all ages, a wide a shops both national/local, library, health centre, sporting and recreational facilities including leisure centre, cricket club, tennis club, squash club, bowls club, rugby club, football club etc. The Heritage Coastline is just a few miles to the south. The good local road network including the A48 and M4 brings major centres within easy commuting distance including the capital city of Cardiff, Newport, Swansea, Bridgend, Llantrisant etc.



Accommodation

Ground Floor

Side Porch 12'4" x 7'2" (3.76m x 2.18m)

The property is entered via a side glazed 'lean to' entrance porch. Mainly laid to single glazing with an aluminium shell. Accessed via a glazed and aluminium door leading to entrance hall.

Entrance Hall

Accessed via UPVC half glazed front door. L shaped entrance hall. Papered walls and ceiling. Wood block flooring. Fitted radiator. Straight staircase leading up to first floor landing. Communicating doors to all first floor rooms.

Kitchen 10'1" x 7'11" (3.07m x 2.41m)

U shaped kitchen with a range of wall and base units set under and over a mottle effect worksurface. Free standing Logic cooker and hob. Stainless steel sink and drainer. Space for fridge/freezer and washing machine. Wooden inset glazed door to front. Inset UPVC double glazed window to front elevation. Papered walls. Tiled splashback. Tiled flooring. Fitted radiator.

Living Room 15'5" x 11'8" (4.70m x 3.56m)

Good sized principal reception room. Papered walls and ceiling. Fitted carpet. Fitted electric fire housed to wall. UPVC fully double glazed sliding patio doors open through into conservatory.

Conservatory 6'5" x 10'4" (1.96m x 3.15m)

Powder coated aluminium powder coated construction. Mono-pitched with glass ceiling and range of fitted windows. Double patio doors open through into the rear garden.

Bedroom Three 13'4" x 11'8" (4.06m x 3.56m)

An excellent sized double bedroom with UPVC double glazed window to front elevation. Papered walls and ceiling. Wood block flooring. Fitted radiator. Range of built in bedroom furniture. Good sized understairs storage cupboard housing hot water cylinder and heating controls.

Study/Bedroom Four 8'10" x 7'11" (2.69m x 2.41m)

Internal and UPVC double glazed window to rear elevation. Papered walls and ceiling. Wood block flooring. Fitted radiator.

Bathroom

Three piece suite comprising low level WC. Wood panelled bath. Pedestal wash hand basin. Integrated chrome shower and shower head fitment. UPVC opaque window to side elevation. Skimmed walls with tiled splashbacks. Tiled floor. Papered ceiling. Fitted radiator.

First Floor

Landing

Accessed via straight carpet staircase to open landing. Papered walls. Skimmed ceiling. Access to large loft space easy for conversion. Housing Worcester gas central heating boiler. Perfect for dormer to front.

Bedroom Two 15'3" x 7'10" (4.65m x 2.39m)

Good sized double bedroom. UPVC double glazed window to rear elevation enjoying fantastic views towards Llanblethian. Papered walls. Skimmed ceiling. Fitted carpet. Fitted radiator. Built in bedroom furniture. Built in pedestal wash hand basin with underset vanity unit.

Primary Bedroom 11'8" x 11'6" (3.56m x 3.51m)

UPVC double glazed window to rear elevation enjoying fantastic views. Papered walls and ceiling. Fitted carpet. Fitted double radiator.

Shower Room

Open walk in inset shower with inset shower and shower head attachment. Low level WC. Tiled splashbacks. Vinyl flooring.

Outside

Garage

Detached single garage with wooden window to side elevation. Power and light. Accessed via steel up and over garage door from the road front on Wolfe Close.

Gardens

Sizable garden mainly laid to lawn and patio. Wrought iron fence and gate to front, easy conversion for off road parking should a purchaser wish. Pathway access to kitchen door and side door into porch. Wooden timber built summer house. Garden storage shed. Easy to maintain rear garden. Greenhouse. Wrought iron fencing with a pedestrian gate onto rear lane access.

Services

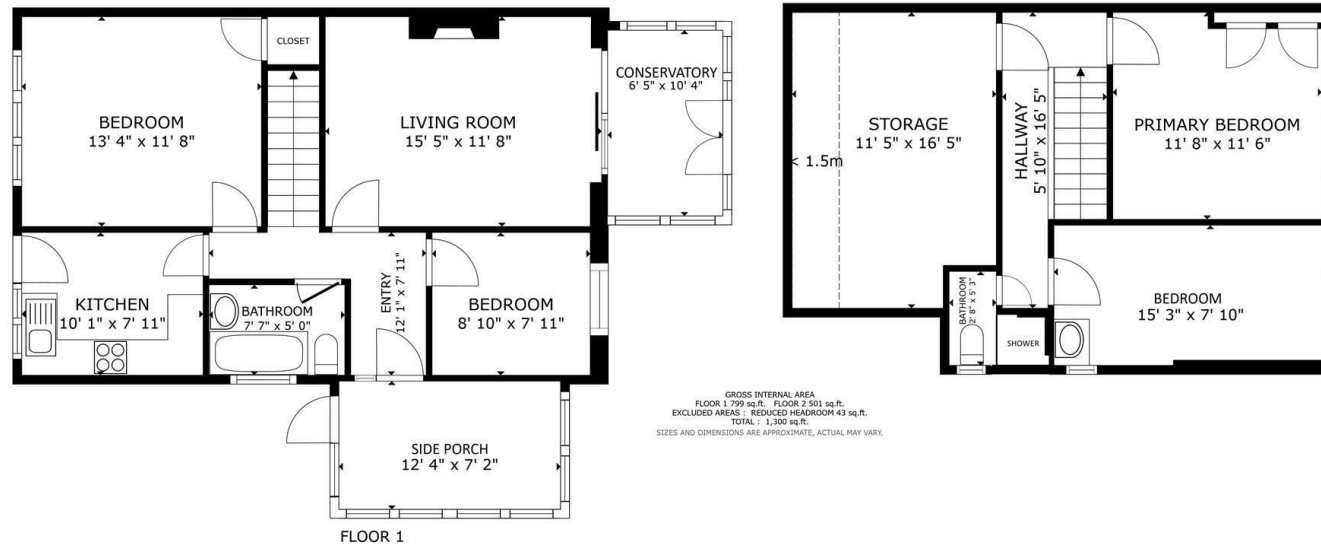
The property is serviced via mains gas, electric, water and drainage.

Directions

From our offices at 65 High Street, turn right and at the end of Westgate turn left onto the Llantwit Major road. At the top of the hill, turn left into Geraints Way and go down the hill and around the left hand bend at the bottom and Wolffe Close is your first turning on your right hand side. There is a Harris & Birt board on the front of the house.







HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

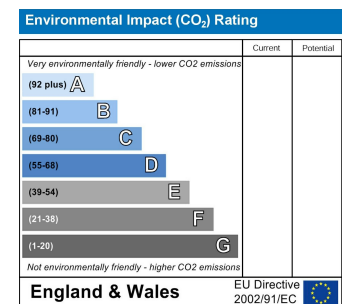
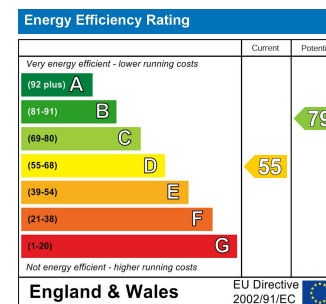
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