



2 River Walk  
Cowbridge, CF71 7DW  
Price £775,000

HARRIS & BIRT





An excellent opportunity to purchase this four bedroom detached property within easy walking distance of Cowbridge town centre and all its local amenities. The accommodation briefly comprises: entrance hall, WC, sitting room, living room, dining room, kitchen and utility room to the ground floor. To the first floor there are four double bedrooms with the master benefitting from an en suite and a further family bathroom. An abundance of off road parking to the front and an excellent sized integrated single garage.

The location is a wonderfully convenient one tucked away in a residential cul-de-sac and within short, level walking distance of all of Cowbridge's excellent market town facilities. Facilities include schools of excellent reputation for all ages, a wide range of shops both national and local including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, cricket club, squash club, bowls club etc. Cowbridge is an attractive market town situated in the heart of the Vale of Glamorgan with the Heritage Coastline just a few miles to the south. Easy access to the major road network brings major centres including the capital city of Cardiff, Newport, Swansea, Bridgend etc all within easy commuting distance.

- Sizeable Detached Family Home
- Downstairs WC & Utility Room
- Four Double Bedrooms
- Easy Walk To Cowbridge High Street
- EPC Rating - TBC
- Three Reception Rooms
- Integral Garage to Front
- Off Road Driveway Parking
- Cowbridge Schools Catchment

## Accommodation

### Ground Floor

#### Entrance 9'7 x 18'1 (2.92m x 5.51m)

The property is entered via UPVC double glazed door with obscure glazed vision panels into hallway. Fitted carpet. Skimmed walls. Coved and skimmed ceiling. Pendant ceiling light. Radiator. Stairs leading up to first floor landing. Doors to all ground floor rooms.

#### WC 3'0 x 7'11 (0.91m x 2.41m)

Two piece suite comprising low level WC and pedestal wash hand basin with mixer tap. Vinyl floor. Part tiled, part skimmed walls. Radiator. UPVC obscure glazed window to front.

#### Sitting Room 8'4 x 14'5 (2.54m x 4.39m)

UPVC double glazed window to front. Carpet flooring. Skimmed walls. Aertex and coved ceiling. Pendant ceiling light. Radiator. Recessed storage cupboard.

#### Living/Dining Room 21'2 x 25'11 (6.45m x 7.90m)

UPVC double glazed window bay to front. Sliding patio doors out onto rear terrace. Carpet flooring. Skimmed walls. Aertex and coved ceiling. Pendant ceiling light. Two radiators. Feature coal effect gas fire. Archway through to dining area. Further UPVC double glazed window to rear. Space for table and chairs. Door through into kitchen.

#### Kitchen 21'5 x 10'10 (6.53m x 3.30m)

Fitted shaker style kitchen with features to include; range of wall and base units set under and over granite effect worksurface with tiled splashbacks. Inset 1.5 bowl stainless steel sink and drainer with chrome curved mixer tap. Four ring induction hob with extractor hood over and stainless steel splashback. Zanussi eyeline oven and grill. Integrated fridge/freezer behind matching décor panel. Integrated Bosch dishwasher. Tiled floor. Skimmed walls. Coved and skimmed ceiling. Pendant ceiling light. Door to utility room.

### Utility

UPVC double glazed window to rear. Range of base units with granite effect worksurface and tiled splashbacks. 1.5 bowl sink and drainer with curved mixer tap. Plumbing for washing machine. Space for tumble dryer. Space for free standing fridge/freezer. Continuation of tiled floor from kitchen. Skimmed walls. Coved and aertex ceiling. Pendant ceiling light. Radiator. Boiler housed to wall. Pedestrian door out onto side garden. Door to garage.

### First Floor

#### Landing 15'0 x 3'3 (4.57m x 0.99m)

Open tread straight staircase leads up to first floor landing. Fitted carpet. Skimmed walls. Coved and aertex ceiling. Ceiling lights. Radiator. Access to loft via hatch. Doors to all first floor rooms.

#### Master Suite Bedroom One 11'6 x 10'4 (3.51m x 3.15m)

UPVC double glazed window to rear. Fitted carpet. Skimmed walls. Aertex and coved ceiling. Pendant ceiling light. Radiator. Door into en suite.

#### Master Suite Bathroom One 8'4 x 5'9 (2.54m x 1.75m)

Three piece suite in white comprising walk in shower cubicle with shower head attachment. Low level dual flush WC. Pedestal wash hand basin with mixer tap. Fitted carpet. Tiled walls. Coved and aertex ceiling. Ceiling lighting. UPVC obscure glazed window to side. Radiator.

#### Bedroom Two 14'6 x 11'5 (4.42m x 3.48m)

Two UPVC double glazed window to front. Fitted carpet. Skimmed walls. Aertex and coved ceiling. Pendant ceiling light. Radiator.

#### Bedroom Three 12'7 x 11'5 (3.84m x 3.48m)

UPVC double glazed window to front. Fitted carpet. Skimmed walls. Aertex and coved ceiling. Pendant ceiling light. Radiator. Built in wardrobes with sliding doors. Storage cupboard.

#### Bedroom Four 10'1 x 10'4 (3.07m x 3.15m)

UPVC double glazed window to rear. Fitted carpet. Skimmed walls. Aertex and coved ceiling. Pendant ceiling light. Radiator. Vanity unit containing wash hand basin.

#### Family Bathroom 8'4 x 7'10 (2.54m x 2.39m)

Good sized three piece suite in white comprising walk in shower cubicle with rainfall shower head and separate shower head attachment. Low level dual flush WC. Wall hung wash hand basin with mixer tap. Tiled floor. Tiled walls. Coved and skimmed ceiling. Ceiling lighting. UPVC obscure glazed window to side. Vertical heated towel rail.

### Outside

Drive to front offering off road parking for several vehicles leading to single car garage. The front garden is laid to lawn with mature tree boundary to one side.. Side pedestrian gate leading to rear garden. The rear garden is mostly laid to lawn with an abundance of mature trees and shrubbery including an attractive apple tree. A spacious paved terrace with access from the dining room offers a great al-fresco dining or entertaining space.

#### Garage 8'4 x 18'1 (2.54m x 5.51m)

Up and over garage door. Power and light. UPVC window to side. Door through into utility.

### Services

All mains services are connected to the property. Gas central heating via boiler housed in utility room. UPVC double glazing throughout.

### Directions

From our office at 65 High Street, head down the High Street in an easterly direction and take your first turning right at the Duke of Wellington onto Church Street. Go through the arch and travel down Town Mill Road turning first left onto River Walk. Number 2 is situated on your left hand side.









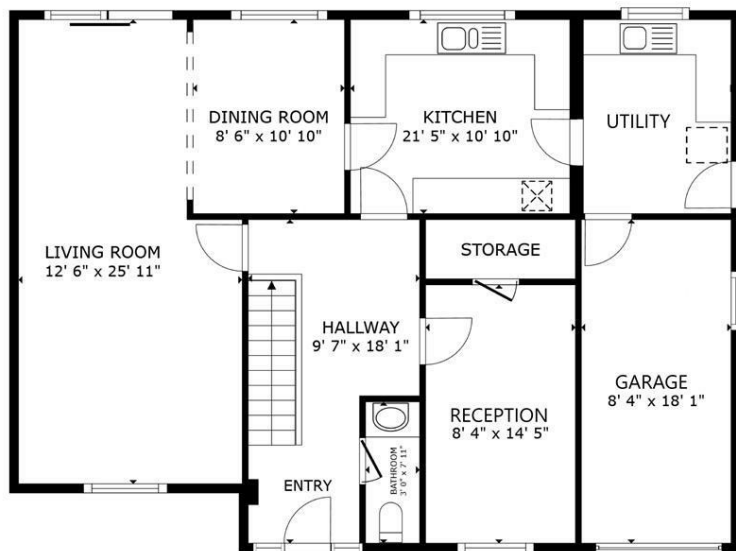




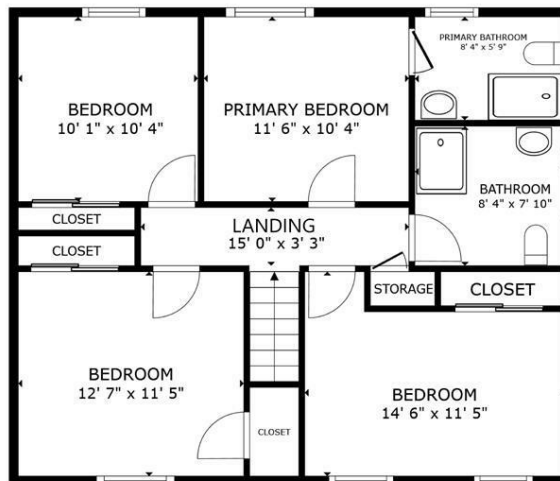








FLOOR 1



FLOOR 2

HARRIS  
& BIRT

GROSS INTERNAL AREA  
FLOOR 1 1,122 sq.ft. FLOOR 2 783 sq.ft.  
TOTAL: 1,905 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

65 High Street, Cowbridge, CF71 7AF  
01446 771777 cowbridge@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF  
02920 614411 cardiff@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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

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

