



65 Geraints Way  
Cowbridge, CF71 7AY  
Offers Over £395,000

HARRIS & BIRT





A usefully flexible modern three/four bedroom, two bathroom semi-detached house with off road, driveway parking and a private rear garden all within walking distance of Cowbridge Town Centre. The accommodation has been completely renovated in recent years by the current owner and briefly comprises: entrance hall, study/bedroom three, living room, shower room and open plan kitchen/dining room to the ground floor. Upstairs offers master bedroom opening though to a spacious dressing room, modern bathroom and further double bedroom. Outside enjoys the benefit of parking for several vehicles leading to a detached garage, low maintenance front garden and a private and enclosed rear garden which offers wonderful elevated views across Cowbridge.

The location is a particularly convenient one at the end of Geraints Way near Westgate with footpath access into the town either via Westgate or via the shortcut over The Verlands field into town. Excellent market town facilities within easy walking distance include schooling 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, tennis club, bowls club etc. Cowbridge is an attractive market town situated in the heart of the rural Vale of Glamorgan with the heritage coastline just a few miles to the south. The good local road network via both the A48 and M4 brings major centres within comfortable commuting distance including the capital city of Cardiff, Bridgend, Llantrisant etc.

- Semi Detached Property
- Two Bathrooms
- Private Rear Garden
- Walking Distance To Town centre
- EPC Rating - D
- Three/Four Bedrooms
- Extensively Renovated Throughout
- Garage
- Cowbridge School Catchment

## Accommodation

### Ground Floor

#### Entrance Hall

The property is entered via composite front door with decorative glazed inserts into hall. Solid wood flooring. Radiator. Ceiling spotlights. Stairs to first floor landing. Doors to all ground floor rooms.

#### Study/Bedroom Three 8'6 x 8'2 (2.59m x 2.49m)

Large window overlooking front. Wood effect LVT flooring. Radiator. Central pendant ceiling light.

#### Living Room 14'11 x 11'8 (4.55m x 3.56m )

Large window overlooking front. Central feature fireplace containing inset free standing modern electric fire set on a slate hearth with oak mantel over. Continuation of wood flooring from hall. Radiator. Central pendant ceiling light. Centrally controlled low level lighting.

#### Kitchen/Dining Room 12'11 x 20' (3.94m x 6.10m)

Modern fitted kitchen with features to include; range of wall and base units with solid surface worktops and matching upstands. Inset 1.5 sink bowl with curved mixer tap. Eyeline Bosch oven and grill facility. Undercounter integrated Bosch dishwasher with matching decor panel. Further cabinets with central recess for free standing American style fridge/freezer (to remain). Island with matching worksurface and overhang for breakfast bar seating. Two electric USB points. Countertop Bosch four ring induction hob with drop down Bosch extractor over. Door to understairs utility cupboard with plumbing for washing machine. Opening into dining area with space for table and chairs. Decorative pendant light over table. Fitted shelving unit. Two sets of bi-fold aluminum doors with traffic door opening out onto rear patio. Down level lighting. Herringbone style wood effect LVT flooring. Three modern vertical radiators. Ceiling spotlights. Pendant light in dining area.

#### Shower Room 7'11 x 5'1 (2.41m x 1.55m)

Modern fitted suite with features to include: large walk in shower with wall mounted Aqualisa electric shower and folding glass screen. Low level, dual flush WC. Vanity unit containing oak block countertop with wash hand basin, tap and storage under. Vinyl flooring. Fully porcelain tiled walls. Obscure glazed window to side. Radiator. Ceiling spotlights. Extractor fan.

### First Floor

#### Landing

Stairs from ground floor onto first floor landing. Fitted carpet. Ceiling spotlights.

#### Bedroom One 11'10 x 11'9 (3.61m x 3.58m)

Large window overlooking front. Fitted carpet. Radiator. Central pendant ceiling light. Opening through to dressing room.

#### Dressing Room 9'10 x 8'1 (3.00m x 2.46m)

Triple glazed Velux ceiling window with tilt and turn made easy for cleaning. French RackBuddy with industrial pipes and bespoke RackBuddy oak shelving all to remain. Cupboard housing wall mounted Worcester gas combination boiler. Loft access hatch. Fitted carpet. Vertical modern radiator. Can be used as converted bedroom. Door through to;

#### Bathroom 9'0 x 8'1 (2.74m x 2.46m)

Modern fitted suite in white comprising panelled bath with mixer tap, wall mounted, mains connected Aqualisa shower with rainfall shower head and further shower head attachment behind a curved glass screen. Shower mosaic tiled niche with lighting. Low level hidden cistern WC with detachable hygiene wand. French teak vanity unit containing two porcelain wash hand basins with Aqualisa mixer taps and storage below with shaver sockets inside

and heated mirror above. Low level recess with light and oak base. Triple glazed Velux ceiling window. Wood effect LVT flooring. Ceiling spotlights. Vertical stainless steel towel warmer.

#### Bedroom Two 8'9 x 11'9 (2.67m x 3.58m)

Large window offering views over the rear garden. Recessed eaves storage. Fitted carpet. Radiator. Central pendant ceiling light. Door to bathroom.

### Outside

The property offers off road, driveway parking for several vehicles to the front leading to a detached single car garage. Side gate with big lock offering access into the rear garden. Paved patio accessed from the kitchen/dining room with steps leading up to further patio space perfect for al fresco entertaining. Further steps leading up to a sloping parcel of lawn stretching all the way up to to the Llantwit Major Road with a mixture of mature trees and shrubs. Wall boundary to all sides. Outside plug socket and tap.

### Garage

Up and over door. Windows and door to side. Electric and light.

### Services

All mains services are connected to the property. Gas central heating via combination boiler housed to dressing room. UPVC double glazing throughout. Blinds and light fittings to remain. Fully re-wired and plumbed.

### Directions

From our offices at 65 High Street, Cowbridge turn right and proceed up the High street into Westgate and turn left onto Llantwit Major Road. Turn first left and go down the hill and around the corner at the bottom and proceed along Geraints Way. Number 65 is on your left hand side towards the end of the road.









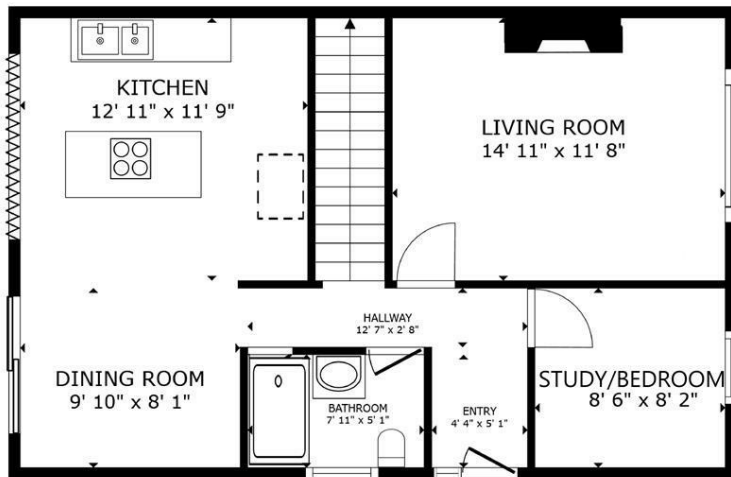




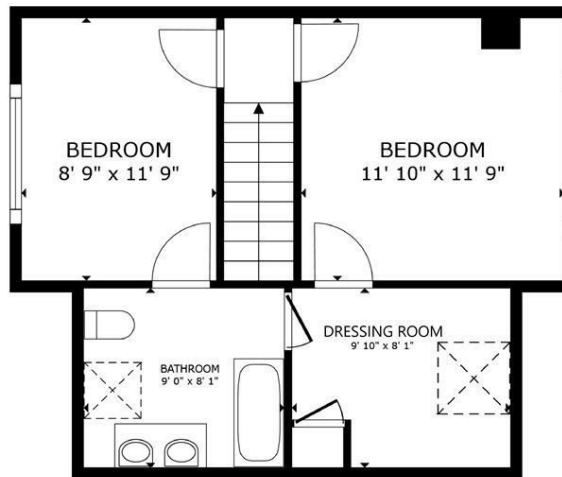






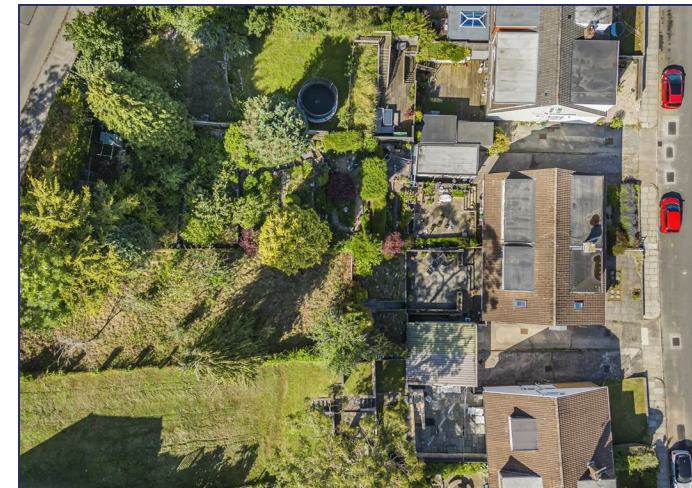


FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 638 sq.ft. FLOOR 2 448 sq.ft.  
TOTAL : 1,086 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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 <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

