



25 Clisson Close

Cowbridge, CF71 7FP

Offers In Excess Of £599,995

HARRIS & BIRT



A high specification, well extended, exclusive detached property situated in a quiet and peaceful cul de sac location in the popular Clare Garden Village. The property, spanning to almost 2,000 sq/ft, is within easy walking distance of the heart of Cowbridge town centre, and all its local amenity. Built in 2022 by Taylor Wimpey, the well presented accommodation briefly comprises entrance hall, living room, kitchen/dining/family room, utility and WC to the ground floor. Stairs lead up to four excellent sized bedrooms with en suites to the master and bedroom two, as well as a family bathroom. The property benefits from off road parking, storage which was formerly the garage and a recently landscaped garden to the rear. EV car charging point to side. The open plan L shaped kitchen provides plenty of natural light, with an attractive lantern light to the extension at the rear.

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.

- High Specification, Extended, Detached Property
- Open Plan, L Shaped, Kitchen/Dining/Family Room
- Upgraded Sigma 3 Kitchen
- Off Road Driveway Parking
- Cowbridge Comprehensive School Catchment
- Four Double Bedrooms
- Two En Suites
- Recently Landscaped Garden To The Rear
- Popular New Development
- EPC: B

Accommodation

Ground Floor

Entrance 6'9 x 17'2 (2.06m x 5.23m)

The property is entered via front door with obscure glazed vision panels into hall. Amtico wood effect flooring. Radiator. Pendant ceiling lights. Stairs to first floor. Doors to all ground floor rooms.

Living Room 11'2 x 18'11 (3.40m x 5.77m)

Glazed door from hallway. Large window overlooking front. Wall mounted Bio-ethanol feature fire. Continuation of flooring from hallway. Radiators. Pendant ceiling lights. Double doors opening through to;

Dining Room 13'2 x 10'1 (4.01m x 3.07m)

Window overlooking rear garden. Full width fitted storage unit with recessed worktop, downlighting and decorative plinth lights. Space for table and chairs with decorative hanging pendant ceiling light. Radiator. Continuation of flooring from living room. Opening through to;

Kitchen 15'11 x 11'6 (4.85m x 3.51m)

Modern shaker style Sigma 3 kitchen with features to include a range of wall and base units finished in deep navy with attractive copper handles, quartz worksurfaces and matching upstands. Inset 1.5 bowl sink with curved mixer tap and draining grooves. Countertop Neff five ring induction hob with brushed copper effect splashback and overhead extractor fan. Two inset Neff ovens with slide and hide doors, one with steam function. Inset fridge/freezer (to remain). Undercounter Neff dishwasher behind matching decor panel. Undercounter wine fridge. Decorative under cabinet and plinth lighting. Peninsular worksurface offering overhang for breakfast bar seating with decorative hanging ceiling light. Cupboard housing Ideal gas combination boiler. Continuation of flooring from dining room. Ceiling spotlights. Opening to;

Family Room 14'2 x 9'4 (4.32m x 2.84m)

Run of bi-folding doors with inset blinds onto rear garden. Further window to side with inset blinds. Vaulted lantern ceiling. Radiator. Ceiling spotlights. Continuation of flooring from kitchen.

Utility 10'2 x 8'4 (3.10m x 2.54m)

Range of base units with worksurface over. Inset 1.5 bowl

sink with curved mixer tap and draining grooves. Plumbing for undercounter washing machine. Wall mounted electric heater. Decorative vinyl flooring. Pendant ceiling light. Door to integrated garage/storage.

WC

Modern suite in white comprising low level, dual flush WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Wood effect flooring. Radiator. Ceiling spotlights.

First Floor

Landing 11'1 x 6'9 (3.38m x 2.06m)

Stairs from ground floor with fitted carpet to first floor landing. Cupboard housing hot water cylinder with shelving. Further storage cupboard with open shelving. Loft access hatch with pull down ladder. Fitted carpet. Central pendant ceiling light. Doors to all first floor rooms.

Master Bedroom 11'4 x 15'7 (3.45m x 4.75m)

Window overlooking front. Double fitted wardrobes and further fitted single wardrobe. Fitted carpet. Radiator. Central pendant ceiling light. Door to;

Master En Suite Bathroom 6'11 x 6'5 (2.11m x 1.96m)

Modern fitted suite in white comprising fully tiled shower cubicle with wall mounted, mains connected shower, rainfall shower head, further detachable shower head fitment and folding shower screen. Low level dual flush WC. Pedestal wash hand basin with mixer tap. Obscure glazed window to side. Fully tiled walls. Wood effect vinyl flooring. Vertical towel warmer. Ceiling spotlights. Extractor fan. Shaving point.

Bedroom Two 13'11 x 13'11 (4.24m x 4.24m)

Two windows overlooking front. Double fitted wardrobes and further fitted single wardrobe. Wood effect laminate flooring. Radiator. Central pendant ceiling light. Door to en suite.

En Suite Bathroom Two 10'4 x 6'3 (3.15m x 1.91m)

Modern fitted suite in white comprising fully tiled shower cubicle with wall mounted mains connected shower, rainfall shower head, further detachable shower head fitment and folding shower screen. Low level dual flush WC. Pedestal wash hand basin with mixer tap. Obscure glazed window to side. Fully tiled walls. Tile effect vinyl flooring. Vertical towel warmer. Ceiling spotlights. Extractor fan. Shaving point.

Bedroom Three 10'4 x 10'7 (3.15m x 3.23m)

Window overlooking rear. Wood effect laminate flooring. Radiator. Central pendant ceiling light.

Bedroom Four 10'7 x 9'1 (3.23m x 2.77m)

Window overlooking rear. Fitted double wardrobes. Fitted carpet. Radiator. Central pendant ceiling light.

Bathroom Three 7'6 x 6'6 (2.29m x 1.98m)

Modern fitted three piece suite in white comprising panelled bath with wall mounted, mains connected shower, rainfall shower head, separate shower head fitment and folding shower screen. Low level, dual flush WC. Pedestal wash hand basin with mixer tap. Obscure glazed window to rear. Fully tiled walls. Wood effect vinyl flooring. Wall mounted vertical towel warmer. Ceiling spotlights. Extractor fan. Shaving point.

Outside

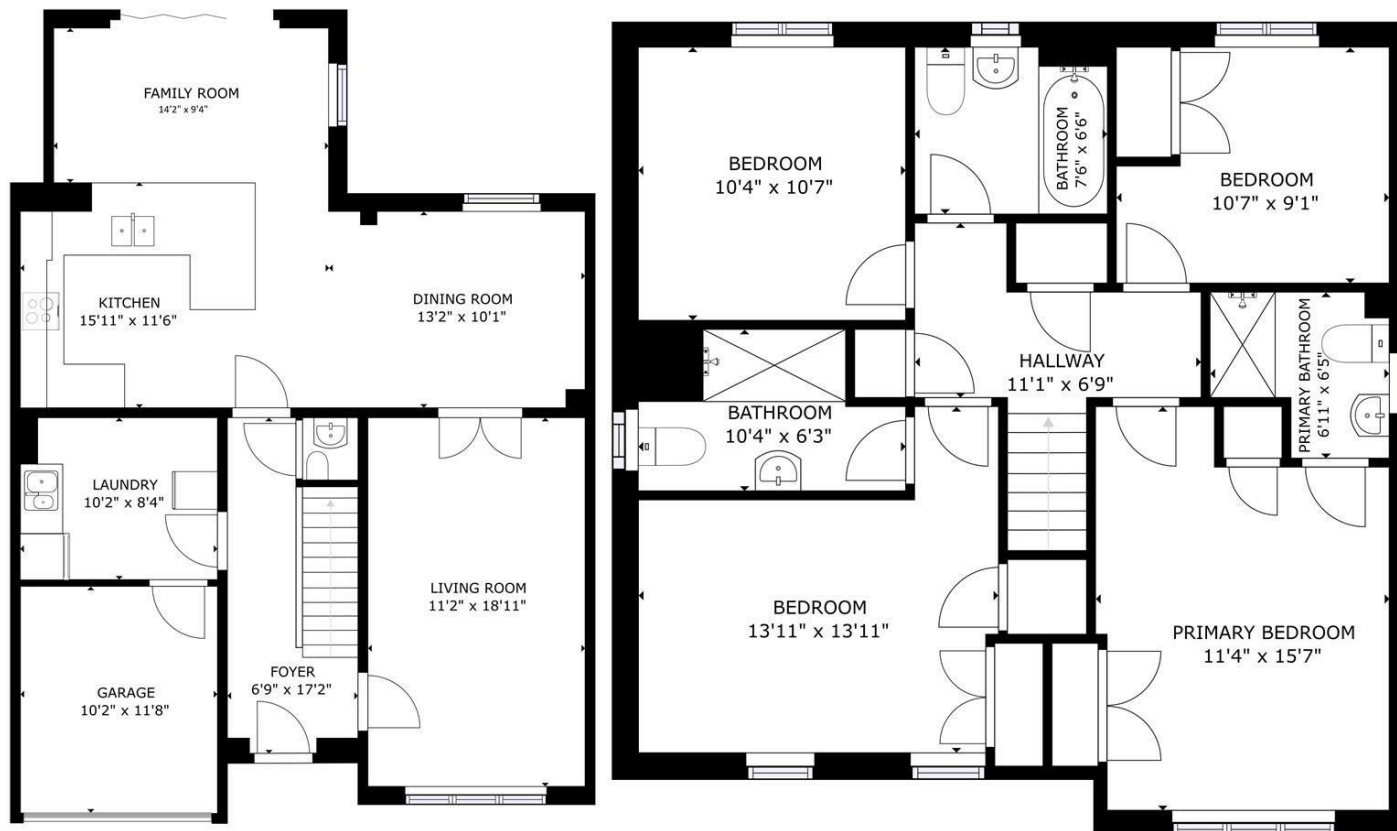
To the front there is off road driveway parking for two vehicles with paved path leading to front door and a awned front garden with privacy hedging. Side gate offering access to the rear garden. The rear garden has just been recently landscaped and offers a flat parcel of lawn







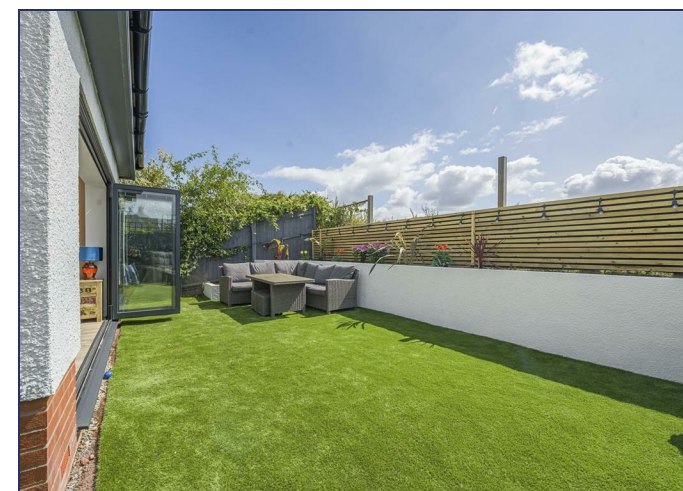




FLOOR 1
HARRIS & BIRT
CHARTERED SURVEYORS & ESTATE AGENTS

GROSS INTERNAL AREA
FLOOR 1: 884 sq ft, FLOOR 2: 866 sq ft
EXCLUDED AREAS: GARAGE: 118 sq ft
TOTAL: 1750 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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