



1 Fitzhamon Road

Cowbridge, CF71 7FW

Price £535,000

HARRIS & BIRT



An exceptional four bedroom detached property situated in the attractive Clare Gardens Development in Cowbridge. The property is found in excellent condition. The accommodation briefly comprises entrance hall, living room, kitchen/dining room, utility, orangery and WC to the ground floor. Stairs leading up to master bedroom with an en suite, three further double bedrooms and family bathroom to the first floor. There is a garage and parking for two vehicles. Good sized flat and private rear gardens.

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.

- Attractive Detached Property
- Newly Built Orangery
- Garage
- Walking Distance of Cowbridge Town Centre
- Four Double Bedrooms
- Off Street Parking via Driveway
- Cowbridge Comprehensive School Catchment Area
- EPC Rating; B

Accommodation

Ground Floor

Entrance 6'11 x 15'2 (2.11m x 4.62m)

The property is entered via front door with inset glazed vision panel into hallway. Carpet stairs lead up to first floor landing. Skimmed walls and ceiling. Tiled flooring. Pendant ceiling light. Radiator. Communicating doors to living room and kitchen. Door opens through to downstairs WC. Understairs storage cupboard.

WC 2'11 x 5'7 (0.89m x 1.70m)

Two piece suite comprising low level WC. Corner wash hand basin with taps. Skimmed walls and ceiling. Continuation of tiled floor from hallway. Pendant ceiling light. Radiator.

Kitchen 12'1 x 9'10 (3.68m x 3.00m)

Modern fitted kitchen with features to include; a range of wall and base units. Set under and over marble effect work surface with matching upstands. 1.5 stainless steel sink and drainer with curved swan neck mixer tap. Four ring gas hob with extractor hood over and splashback. Eyleine AEG oven and grill facility. Integrated AEG fridge/freezer behind matching decor panel. Integrated AEG dishwasher behind matching decor panel. Overhang for breakfast bar and seating. Continuation of tiled flooring from hallway. UPVC double glazed window to front. Skimmed walls and ceiling. Radiator. Pendant ceiling light. Boiler housed to cupboard. Space for dining table and chairs. Two archway openings into orangery. Further opening into utility.

Utility 6'11 x 4'7 (2.11m x 1.40m)

Base units with marble effect work surface. Integrated washing machine/tumble dryer behind matching decor panel. Pedestrian side access door. Skimmed walls and ceiling. Radiator. Pendant ceiling light.

Orangery 10'1 x 16'9 (3.07m x 5.11m)

Bi-folding UPVC double glazed patio doors to all aspects allowing plenty of natural light. Ceiling lantern. Laminate wood effect flooring. Skimmed ceiling. Feature LED ceiling spotlights.

Living Room 11'4 x 20'0 (3.45m x 6.10m)

Two UPVC double glazed windows to side with a further UPVC double glazed window to front. Skimmed walls and ceiling. Carpet flooring. Pendant ceiling lights. Radiators.

First Floor

Landing 13'5 x 9'7 (4.09m x 2.92m)

Carpet stairs lead up to first floor landing. Skimmed walls and ceiling. Pendant ceiling light. Carpet flooring. Access to loft via hatch. Storage cupboard housing hot water tank. Communicating doors to all bedrooms.

Master Bedroom 11'10 x 9'11 (3.61m x 3.02m)

UPVC double glazed window to side and rear. Skimmed walls and ceiling. Carpet flooring. Pendant ceiling lights. Radiators. Built in double wardrobes. Further sliding wardrobe space. Door through into en suite.

En Suite 6'7 x 4'11 (2.01m x 1.50m)

Three piece suite in white comprising shower cubicle with hand held shower head attachment behind folding glass screen. Low level dual flush WC. Pedestal wash hand basin with mixer tap. Tiled splashbacks. Further skimmed walls and ceiling. Ceiling light. Vinyl tiled flooring. Radiator.

Bedroom Two 11'9 x 9'10 (3.58m x 3.00m)

UPVC double glazed window to side. Skimmed walls and ceiling. Carpet flooring. Pendant ceiling lights. Radiators. Built in wardrobes.

Bedroom Three 9'10 x 10'1 (3.00m x 3.07m)

UPVC double glazed window to front and side. Skimmed

walls and ceiling. Carpet flooring. Pendant ceiling lights. Radiators. Built in wardrobes.

Bedroom Four

UPVC double glazed window to front and side. Skimmed walls and ceiling. Carpet flooring. Pendant ceiling lights. Radiators. Built in wardrobes.

Bathroom 6'10 x 6'7 (2.08m x 2.01m)

Three piece suite in white comprising panelled bath with hot and cold taps. Low level dual flush WC. Pedestal wash hand basin with mixer tap. Tiled splashbacks. Further skimmed walls and ceiling. Ceiling light. Vinyl tiled flooring. Chrome heated towel rail. UPVC obscure glazed window to front.

Outside

Slabbed area leading up to front door. Wrap around garden mainly laid to lawn with gravel. The rear garden is mainly laid to lawn. Patio laid terrace great for outside entertaining. Area laid to gravel. Pretty planted borders. Made private via walled surround to all aspects. Gated side access. Garage. Two parking spaces.

Services

Mains services throughout.

Directions

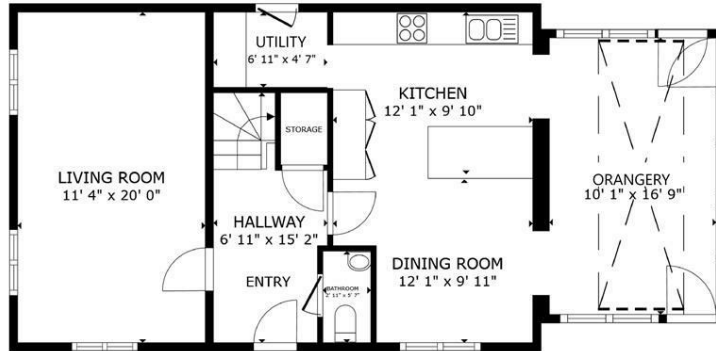
From our office at 65 High Street travel in a westerly direction up the High Street and take the turning left onto Llantwit Major Road. Travel up the hill and turn right at the junction onto the B4270. Travel along the road and take the second right onto Thomas Clarke Road. Take the first left onto Fitzhamon Close. The property is on the corner.



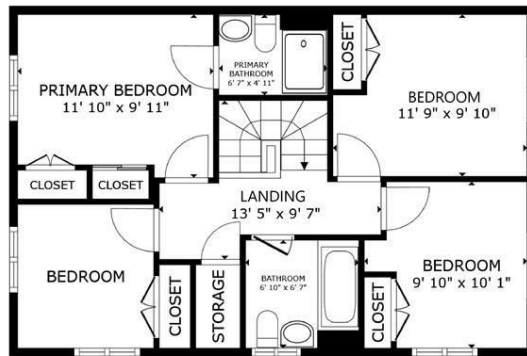








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 810 sq.ft. FLOOR 2 622 sq.ft.
TOTAL : 1,432 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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