



4 Court Close

Aberthin, Cowbridge, CF71 7EH

Guide Price £600,000

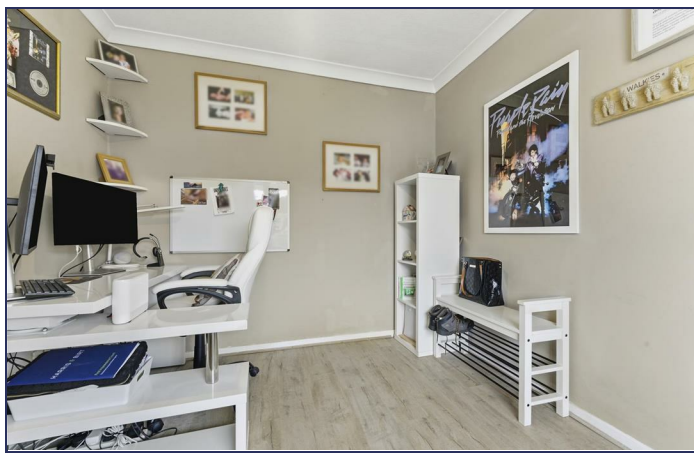
HARRIS & BIRT



GUIDE PRICE: £600,000 - £625,000

A modern and extended detached property situated in the popular Vale village of Aberthin. The accommodation has been modernised in recent years and briefly comprises: entrance hall, living room, study, shower room/WC and kitchen/breakfast room to the ground floor. Upstairs offers four double bedrooms and a family bathroom. Outside enjoys the benefit of off road driveway parking for several vehicles and front and rear gardens.

The village of Aberthin benefits from two country pubs and a village hall and being within a short walking distance to the popular market town of Cowbridge with all of its extensive facilities including schooling of excellent reputation for all ages, a wide range of shops both national and local, library, health centre, sporting and recreational facilities including leisure centre, cricket club, squash club, football club etc. Aberthin is situated very much within the heart of the rural Vale of Glamorgan with easy commuting distance to major centres including the capital city of Cardiff, Newport, Bridgend, Swansea etc.



Accommodation

Ground Floor

Entrance Hall 6'3" x 16'1" (1.91m x 4.90m)

The property is entered via solid front door with decorative glazed panels and further obscure glazed panels to the side, into entrance hall. Stairs to first floor with understairs space for cloaks. Tiled floor. Radiator under decorative radiator cover. Pendant ceiling lights. Doors to all ground floor rooms.

Living Room 26'3" x 12'8" (8.00m x 3.86m)

Dual aspect windows to front and rear. Feature fireplace containing inset coal effect fire with decorative mantel and surround. Wood effect laminate floor. Radiator. Pendant ceiling light.

Shower Room/WC 9'1" x 5'9" (2.77m x 1.75m)

Modern fitted shower room with features to include: corner shower cubicle with wall mounted mains connected shower and sliding door. Low level dual flush WC. Vanity unit containing counter top sink with waterfall mixer tap and storage underneath. Fully tiled brick effect walls. Wood effect laminate floor. Wall mounted vertical towel warmer. Ceiling spotlights. Extractor fan.

Kitchen/Breakfast Room 26'7" x 18'6" (max) (8.10m x 5.64m (max))

Modern fitted kitchen in white with features to include; range of wall and base units with wood effect laminate work surfaces over and matching upstands, inset single bowl sink and drainer with mixer tap and detachable hose feature, countertop induction hob with glass splashback and ceiling hung extractor hood over, inset eyeline electric oven and microwave. Undercounter integrated dishwasher behind matching decor door. Undercounter integrated wine fridge. Undercounter integrated washing machine behind matching decor door. Space for undercounter

tumble dryer. Large window overlooking rear garden. Wood effect laminate floor. Peninsula work surface offering breakfast bar style seating into breakfast room. Fitted unit offering storage space and space for American style fridge/freezer. Space for table and chairs. Two Velux ceiling windows. Large window overlooking front. Part glazed door to rear garden. Double French doors onto rear patio. Ceiling spotlights.

Study 9'5" x 10'0" (2.87m x 3.05m)

Large window overlooking the front. Wood effect laminate floor. Radiator. Pendant ceiling light.

First Floor

Landing 5'11" x 16'10" (1.80m x 5.13m)

Carpeted stairs from ground floor to first floor landing. Large window overlooking front. Loft access hatch. Two recessed storage cupboards with shelving. Radiator. Central pendant ceiling light. Wood effect vinyl laid floor. Doors to all first floor rooms.

Master Bedroom 13'1" x 12'6" (3.99m x 3.81m)

Large window overlooking front. Fitted wardrobes with sliding mirror doors. Radiator. Central pendant ceiling light. Wood effect laminate floor.

Bedroom Two 13'3" x 9'5" (4.04m x 2.87m)

Large window overlooking rear. Fitted wardrobes with sliding mirror doors. Radiator. Central pendant ceiling light. Wood effect laminate floor.

Bedroom Three 13'1" x 11'7" (3.99m x 3.53m)

Large window overlooking rear. Fitted wardrobes with sliding mirror doors. Radiator. Central pendant ceiling light. Wood effect laminate floor.

Bedroom Four 9'4" x 9'9" (2.84m x 2.97m)

Large window overlooking front. Fitted wardrobes with sliding mirror doors. Radiator. Central pendant ceiling light. Wood effect laminate floor.

Bathroom 9'4" x 6'9" (2.84m x 2.06m)

Modern fitted four piece suite with features to include; corner shower cubicle with wall mounted, mains connected shower and sliding glazed door, panelled bath with jacuzzi jets, waterfall style mixer taps and separate shower head attachment, low level, hidden cistern dual flush WC, and wall mounted vanity unit with counter top sink and waterfall style mixer tap and storage unit under. Tiled walls. Tile effect vinyl floor. Wall mounted vertical towel warmer. Obscure window to the side. Ceiling spotlights.

Outside

The front of the property enjoys off road, driveway parking for several vehicles with carport overhang. path and steps leading to front door. The lawned garden to the front is planted with mature shrubbery. Pedestrian gate offering access to the rear garden. The rear garden is laid to Astro turf and Cotswold chippings for ease of maintenance with an area of patio accessed from the kitchen. There is an addition of a quirky Tiki bar which is ideal for al fresco entertaining. A further area of garden wraps around to the side of the property with a useful large timber shed.

Services

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

Directions

From our offices at 65 High Street, Cowbridge turn left proceed down the high street onto Eastgate and at the traffic lights turn left onto Aberthin Road. As you enter the village of Aberthin, turn right after the Hare & Hounds. Take the third turning left into Court Close. Number 4 is on your left hand side indicated by our Harris & Birt for sale sign.







GROSS INTERNAL AREA
FLOOR 1: 1156 sq. ft. FLOOR 2: 770 sq. ft.
TOTAL: 1926 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

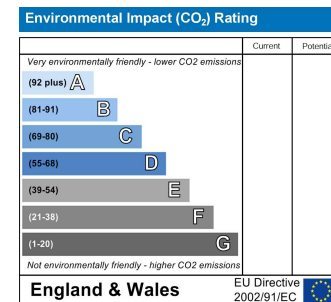
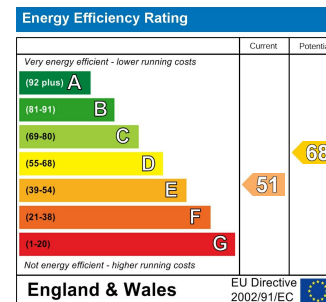
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