



Quantos

St. Mary Church, Cowbridge, CF71 7LT

Price £485,000

HARRIS & BIRT



A traditional detached property situated in a private and tucked away spot overlooking open countryside in the highly popular Vale village of St Mary Church. Accommodation briefly comprises; entrance hall, shower room, living room, sitting room, dining room, kitchen with lean-to utility room and WC to the ground floor. Stairs lead up to three good sized bedrooms and a family bathroom. Outside enjoys the benefit of off road parking, single car garage and lawned garden to the front. The rear has a pleasant outlook over fields and enjoys a spacious and private garden.

St Mary Church is an attractive small hamlet built around the parish church. Also within walking distance is Llanfair junior school which enjoys an excellent reputation and is located where the children go to the highly regarded Cowbridge Comprehensive school. The market town of Cowbridge is a few minutes drive to the north and offers extensive range of market town facilities including a wide range of shops both national and local, library, health centre, sporting and recreational facilities including leisure centre, cricket club, tennis club, squash club, rugby club etc, as well as an extensive range of other leisure facilities. St Mary Church is situated in the heart of the Vale of Glamorgan with the heritage coastline just a few minutes drive to the south. Easy access to both the A48 and M4 bring major centres within easy commuting distance including the capital city of Cardiff, Newport, Bridgend, Swansea etc. There is a mainline railway station in Cardiff and is just a short drive to Cardiff Wales Airport.



Accommodation

Ground Floor

Entrance Hall 11'5 x 8'5 (3.48m x 2.57m)

The property is entered via solid front door with decorative glazed panel and further obscure glazed panel to side into entrance hall. Fitted carpet. Radiator. Pendant ceiling light. Stairs to first floor landing.

Shower Room 6'8 x 3'0 (2.03m x 0.91m)

Tiled curved shower cubicle with electric shower. Obscure glazed window to front. Vinyl flooring. Tiled walls. Pendant ceiling light. Extractor fan.

Living Room 15'0 x 12'4 (4.57m x 3.76m)

Large window overlooking rear garden. Feature fireplace with stone with inset open cast fire with stone surround set on decorative stone hearth with wooden mantel over. Fitted carpet. Pendant ceiling light. Wall lights. Opening through to dining room. Door to sitting room.

Dining Room 10'10 x 12'4 (3.30m x 3.76m)

Window overlooking rear garden. Fitted carpet. Radiator. Pendant ceiling light. Door to kitchen.

Sitting Room 8'5 x 17'1 (2.57m x 5.21m)

French doors opening through onto rear patio. Window overlooking rear garden. Feature fireplace containing coal effect fire set on marble effect hearth with decorative marble effect and wooden effect surround. Electric storage heater. Fitted carpet. Pendant ceiling light.

Kitchen 14'5 x 7'5 (4.39m x 2.26m)

Fitted kitchen with feature to include; full run of base units with laminate worktops over and tiled splashbacks. Inset single bowl sink with draining grooves and hot and cold taps. Space for undercounter washing machine. Free standing oven and grill with electric hob. Further work surface offering overhang for breakfast bar style seating. Wall cabinets over. Large window overlooking front. Tiled flooring. Pendant ceiling light. Door to utility room.

Lean-To 5'1 x 24'2 (1.55m x 7.37m)

A useful space currently in use as a utility room with tumble dryer, electric freestanding fridge/freezer etc. Full width run of obscure glazed windows. Part glazed back door offers access to rear garden. Free standing Grant oil boiler. Stone floor. Wall lights. Further part obscure glazed door to front. useful pantry cupboard. Door to WC.

WC

Obscure glazed window to rear. Low level WC. Continuation of stone flooring from lean-to.

First Floor

Landing 9'11 x 7'3 (3.02m x 2.21m)

Large window overlooking front. Stairs from ground floor with fitted carpet. Recessed airing cupboard. Loft access hatch. Fitted carpet. Pendant ceiling light. Doors to all first floor rooms.

Master Bedroom 13'8 x 12'3 (4.17m x 3.73m)

Large window overlooking rear garden. Double fitted wardrobe. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Two 9'4 x 12'3 (2.84m x 3.73m)

Large window overlooking rear garden. Double fitted wardrobe. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Three 8'10 x 9'7 (2.69m x 2.92m)

Window overlooking front. Single fitted wardrobe. Fitted carpet. Radiator. Pendant ceiling light.

Bathroom 6'4 x 7'3 (1.93m x 2.21m)

three piece suite in white comprising panelled bath with hot and cold taps. Pedestal wash hand basin with taps. Low level WC. Obscure glazed window to front. Fully tiled walls. Tiled floor. Radiator. Pendant ceiling light.

Outside

Private lane leads to a sweeping driveway leading to the property offering off road driveway parking for several vehicles. Pretty front garden mainly laid to lawn with well stocked borders. Oil tank. Fence boundaries with large privacy hedge to front. Integrated single car garage with up and over door. The garden to the rear is particularly delightful offering countryside views. Mainly laid to lawn with mature planted borders. Stepping down onto area of patio with access from the sitting and utility room. Timber garden shed. Path and steps lead down to a further parcel of lawn with hedge boundary to side and rear. Open fencing. Vegetable patch.

Services

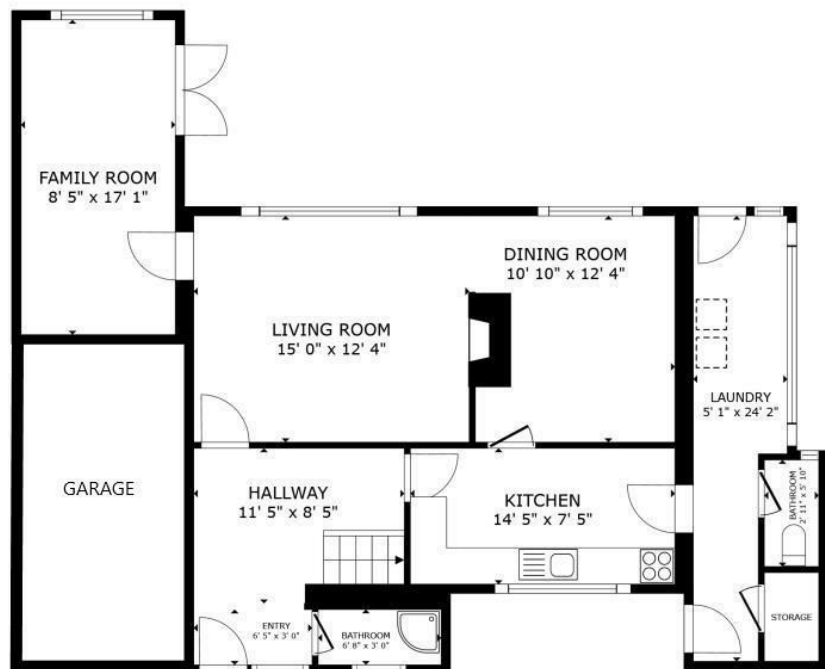
The property is serviced by oil fired central heating, mains electric, water and drainage.

Directions

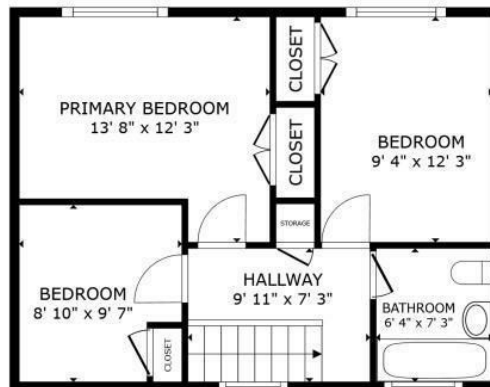
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FLOOR 1



FLOOR 2

HARRIS & BIRT
CHARTERED SURVEYORS &
ESTATE AGENTS

GROSS INTERNAL AREA
FLOOR 1 895 sq.ft. FLOOR 2 511 sq.ft.
TOTAL : 1,406 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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