



Radcliffe Walk, Ystradowen, CF71 7TU
Price £595,000

BRINSONS & BIRT

High Street, Cowbridge CF71 7AF

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An individual modern detached house set in good sized gardens and offering usefully flexible accommodation comprising three living rooms, four bedrooms and three bathrooms including a suite of living room, bedroom and bathroom on the ground floor. The property enjoys the benefits of mains gas fired central heating and is double glazed. Attached to the house is a large double garage which offers potential, subject to any necessary consents being obtained, to extend the ground floor accommodation. The lawned gardens are well screened with mature hedging around.

Radcliffe Walk is a tiny cul-de-sac of just five houses. Local village facilities, all within walking distance, include parish church, village hall, children's play area, village pub (currently being refurbished) and Tudor garage with useful small shop attached. The market town of Cowbridge is just a few miles drives to the south and facilities there 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, squash club, bowls club, rugby club etc. A few minutes to the north are extensive out of town shopping including Marks and Spencers, Tesco, Boots etc. Easy access to the main road network bring major centres within comfortable commuting distance including the capital city of Cardiff, Swansea, Bridgend, Llantrisant etc. There is a mainline railway station in Pontyclun and Cardiff Wales Airport is within easy driving distance.

A high quality individual family house offering usefully flexible accommodation in a popular village in the heart of the Vale of Glamorgan. Viewing is thoroughly recommended.



Accommodation

Ground Floor

Entrance Porch

Open fronted. Pitched roof over. Flagstone flooring.

Entrance Hall

T shaped. Straight stairway to first floor landing. Doorway to rear garden. Window overlooking rear garden.

Cloakroom

Modern suite in white comprising low level WC and wash hand basin. Oak flooring. Walls fully tiled. Opaque glazed window.

Living Room 18'9" x 18'6" (5.73 x 5.66)

Picture windows overlooking both the front and rear gardens. Deep wide fireplace with oak mantle housing glass fronted cast iron Merlin wood burning stove set on slate hearth. Two wall light points.

Playroom/Bedroom Four 14'3" x 10'8" (4.36 x 3.26)

Window overlooking front garden.

Dining Room 13'0" x 14'3" (3.98 x 4.36)

Windows on two sides overlooking front and side gardens. Bamboo flooring.

Bedroom Five 17'7" x 10'4" (5.38 x 3.17)

Leading directly off the dining room via lobby with double floor to ceiling fitting wardrobe. Views over front garden. Triple floor to ceiling fitted wardrobes. Ensuite is:

Bathroom Three

Modern suite in white comprising tiled bath with Mira shower over, low level WC and pedestal wash hand basin. Fully tiled walls. Vinyl laid flooring. Radiator/towel rail. Opaque glazed window.

Kitchen/Breakfast Room 14'10" x 17'7" (4.54 x 5.38)

Leading off the entrance hall and well fitted with a n extensive range of matching wall and base units finished in country cream with bamboo work surfaces, tiled

splashbacks over and lighting in-between wall and base units. Features include built in AEG stainless steel double oven with tiled backplate. AEG four ring induction hob. AEG stainless steel filter set into hood over. Schöck 1.5 bowl single drainer sink unit. Built under Beko dishwasher with decor panel. Range of drawers and cupboards. Range of matching wall cupboards. Matching peninsular unit incorporating breakfast bar. Tiled flooring throughout. Inset ceiling lighting. Two windows enjoying views over the side garden. Doorway out to undercover porch. Space for breakfast table and chairs.

Utility Room 10'8" x 7'5" (3.27 x 2.28)

Range of built in units including wall and floor storage units. Granite effect work surface area. Inset stainless steel 1.5 bowl single drainer sink unit. Space and plumbing for washing machine. Cupboard housing Economiser mains gas fired boiler. Window overlooking side garden. Spot lighting to ceiling. Tile effect flooring.

First Floor

Landing

Straight stairway from entrance hall. Two windows overlooking the rear garden. Shelved airing cupboard housing hot water cylinder.

Master Suite Bedroom One 14'6" x 17'10" (4.42 x 5.46)

Big picture window enjoying views over the front garden. Extensive range of built in bedroom furniture including wall to wall floor to ceiling wardrobes with further wall to wall range of matching low units including drawers and cupboards. Ensuite is:

Master Suite Bathroom One

Impressive contemporary finish with matching fully tiled walls and flooring and comprising twin basin vanity unit, low level WC with concealed cistern. Walk in glass sided tiled shower with Triton rainhead shower. Extractor. Electric underfloor heating. Opaque glazed window. Radiator/towel rail.

Bedroom Two 8'10" x 14'3" (2.70 x 4.36)

Views over the front garden. Triple door floor to ceiling fitted wardrobes.

Bedroom Three 8'4" x 14'3" (2.56 x 4.36)

Views over the front garden. Triple floor to ceiling fitted wardrobes.

Bathroom Two

Suite in white comprising wash and dry low level WC and wash hand basin. Wall mounted shower with wet room floor. Radiator/towel rail. Extractor. Flush fitted cupboard. Opaque glazed window.

Outside

The private enclosed garden lies to the front of the house enjoying a southerly aspect and is laid to lawn with mature evergreen hedging to the side. Flagstone pathway from the driveway widens to create an attractive flagstone terrace by the front door. Dwarf stone wall to front with stone pillars to driveway and space to park two cars on the front forecourt which is laid to paving and gravel and leads to the GARAGE (19'11" x 18'3"). Two up and over doors. Electric light and power. Side doorway. Flagstone pathway continues around to the side garden which is also accessed from the rear porch from the kitchen/breakfast room. Side garden laid principally to lawn enjoying a westerly aspect and good sized well screened mature hedging set on raised bank. Access to rear lawned garden via back door in hall to undercover porch with wood storage area.

Services

Mains water, gas, electricity and drainage. Central heating by mains gas. Double glazed.

Directions

From our offices at 67 High Street, turn left and proceed down the High street and up to the traffic lights and turn left onto the Aberthin Road. Go through Aberthin and Maendy and into Ystradowen and take the third turning right which is just before Tudor Garage. Turn first left into Radcliffe Walk and the property is the first on your left hand side.

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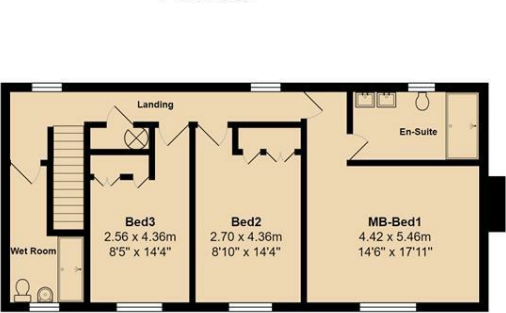




Ground Floor



First Floor



Total Area: 236.8 m² ... 2549 ft²

Drawn up by E W Consultancy Property Surveys & all measurements are approximate & are for display purposes only



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