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31 Primrose Close
Cowbridge, Vale of
Glamorgan, CF71 7DZ

31 Primrose Close

Guide Price £319,950

A generous sized and remodelled three bedroom semi detached family home, situated within walking distance to Cowbridge town centre plus primary and secondary schools.

Modern three bedroom semi detached property

Reconfigured ground floor accommodation with open plan kitchen/dining/living room offering children's play area or ideal study area, plus separate lounge

Peaceful location on the periphery of Cowbridge

Walking distance to the town's amenities and services

Off-road parking

Enclosed landscape lawned garden

All bedrooms with built-in wardrobe cupboards

Viewings highly recommended





This generous sized three bedroom semi-detached property is offered to the market for the first time since 2007. It is situated in a peaceful setting within walking distance to the amenities of Cowbridge and it's highly regarded primary and secondary schools.

The property offers accommodation comprising: An entrance hall with downstairs WC off, leads into a large open plan kitchen/dining/living room with two windows to front and French doors leading into the rear garden. This versatile space is the hub of the house. Within the kitchen is a range of high gloss white, base, larder, and wall mounted units with butchers block work surfaces. Integrated

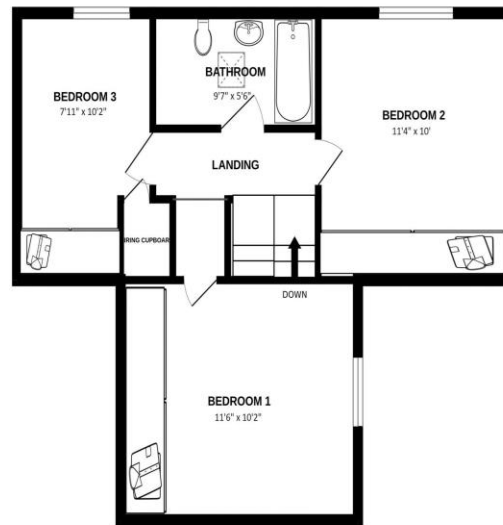
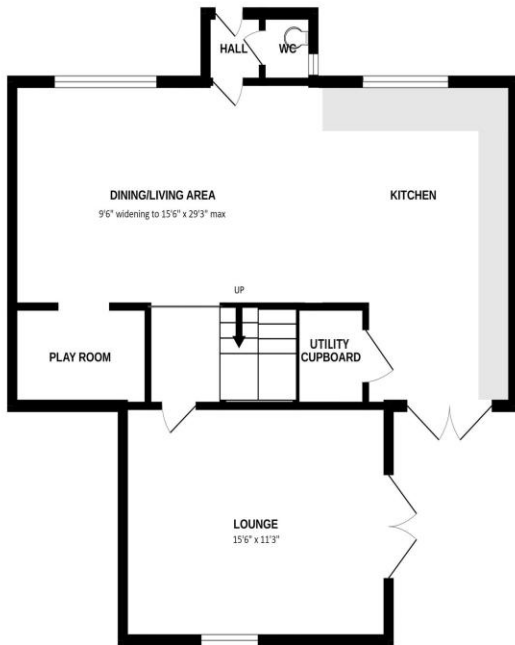
dishwasher and fridge/freezer. Ceramic tiled flooring and range cooker. Off the kitchen is a useful utility/storage cupboard with space and plumbing for washing machine. Within the living area is wall mounted display shelving creating a divide into a children's play area/study space with further wall mounted shelving. The dining/living area has engineered oak wood flooring which continues into the separate lounge. The dual aspect lounge with French doors flanked by windows, giving access into the garden, plus further window to rear, has a woodburning stove set on a flagstone hearth.

Stairs from the dining area lead to the first floor landing. There are three bedrooms, all of which have built-in mirror fronted wardrobe cupboards. Bedroom one has a window to side overlooking the garden. Bedroom two and bedroom three are located at the front of the property and enjoy far reaching views between neighbouring properties. The family bathroom has a white three-piece suite which includes a panel bath with shower over.

Outside, to the front is off-road parking for two vehicles. To the rear is an enclosed garden with flagstone laid patio, which extends from the lounge and kitchen onto a lawn. The garden is bordered by overlap wood fencing and has a mature range of shrubs and trees.

GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.

1ST FLOOR
527 sq.ft. (48.9 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Cowbridge office proceed along the High Street onto Eastgate. At the traffic lights turn right onto the St Athan Road. Take the first right hand turning into Hillside Drive. Follow this road into the development taking the first left into Primrose close and immediately right where number 31 will be found on the right hand side.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band E
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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