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9 Bessant Close  
Cowbridge, The Vale Of  
Glamorgan, CF71 7HP



## 9 Bessant Close

Asking price **£525,000**

Substantial detached five bedroom family home which alternatively could be used as a three bedroom with separate first floor flat. In need of some modernisation, occupying an attractive, slightly elevated position with mature gardens.

Highly adaptable five bedroom detached house in a quiet residential area

Entrance hall, cloakroom, living room, dining room open plan to kitchen and rear conservatory

Separate studio/ study (or additional bedroom) with large en-suite shower room and utility room

5 bedrooms, 2 shower rooms and bathroom

Split staircase allows use of the rear portion as a substantial bedroom suite or flat

Mature lawned gardens and lengthy driveway for parking

Quiet cul-de-sac location in walking distance to Cowbridge town centre

NO ONWARD CHAIN









Substantial detached five bedroom family home which alternatively could be used as a three bedroom with separate first floor flat. In need of some modernisation, occupying an attractive, slightly elevated position with mature gardens.

Timber entrance door with glazed side panel to enclosed porchway leading to hallway, half turn staircase to first floor. Cloakroom, white low level WC and wash hand basin with vanity cupboard, frosted double glazed window. Living room, full length double glazed window to front elevation with partial rural views, gas fire with timber surround and mantle. Dining room, double glazed window to front and pendant light, open-plan to kitchen with oak Shaker style kitchen units with marble effect roll top work surface, inset two and a half bowl sink, Amtico style floor, integrated fridge freezer, (not in working order), free standing dishwasher and cooker, sliding patio

doors to rear conservatory, ceramic tiled floor, double glazed windows and French doors to rear and side garden areas. Access from the rear of the hallway to a studio/ study internal window to conservatory and door to large en-suite shower room, walk-in shower with fixed glazed shower screen, low level WC and pedestal wash-hand basin, tiled floor, frosted double glazed window, boiler cupboard containing Worcester central heating boiler. Utility room, white base and wall cupboards with roll top work surface, space for washing machine and tumble dryer and other white goods, frosted window to front.

The staircase splits to a front landing with loft hatch and airing cupboard (with radiator). Doors to large principle bedroom, double glazed windows with fine views to front elevation, built-in double wardrobe. Double bedrooms 2 and 3 are both with

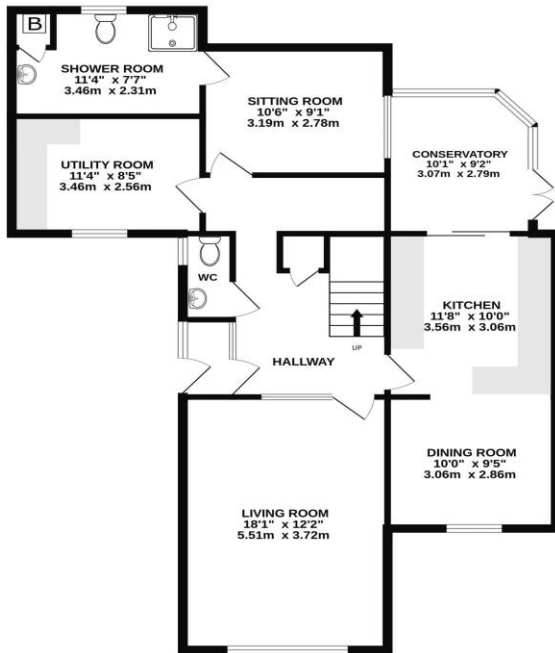
built in cupboards and double glazed windows facing front and rear. Substantial shower room (ample room for bath and shower), presently containing white low level WC, pedestal wash hand basin and walk-in shower cubicle with glazed shower screen, part tiled to walls, frosted double glazed window.

The staircase splits with a small rear landing leading to what could either be a first floor flat or two further bedrooms with en-suites. Bedroom 4, gas fired wall heater, double glazed window to front elevation. Doors to bathroom, double ended panelled bath with frosted double glazed window and shower room, tiled shower enclosure with electric shower attachment, low level WC and pedestal wash hand basin with tiled splashback. Frosted double glazed window. Bedroom 5, double glazed window to rear elevation with views across the garden to rolling countryside beyond.

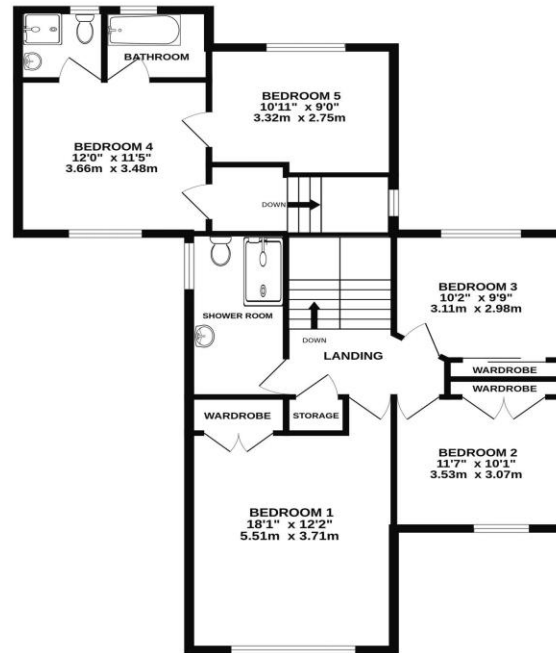
Shaped, lawned, front garden with well-established flower and shrub beds, gate to side and rear garden. Lengthy tarmac driveway providing parking and leading to a car port adjacent to the front entrance. The side garden contains a sheltered paved sitting area with raised flower and vegetable beds, a raised lawn with mixed shrubbery, well-established flower beds and mature trees, beyond which are open fields.

**Please note:** Whilst planning permission has not at present been approved, the field to the rear of the property has been zoned for potential future development.

GROUND FLOOR  
986 sq.ft. (91.6 sq.m.) approx.



1ST FLOOR  
901 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA : 1887 sq.ft. (175.3 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 travel along the High Street in an easterly direction. At the traffic lights turn right onto St Athan Road. Turn second right off the St Athan Road into Brookfield Park Road. Take the fourth left turning into Bessant Close. The cul-de-sac splits, turn right, where No. 9 lies on your left hand side. what3words: boxer,printout,delay

### Tenure

Freehold

### Services

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

Viewing strictly by appointment through Herbert R Thomas

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**hrt** Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



