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41 Dunraven Close  
Cowbridge, The Vale Of  
Glamorgan, CF71 7FG



## 41 Dunraven Close

Asking price **Guide Price**

**£525,000**

A bay fronted modern built four double bedroom detached family home offering versatile accommodation with double driveway, garage and landscaped southerly aspect rear garden.

A sizeable four double bedroom detached modern built house

Well balanced and versatile accommodation comprising a bay fronted sitting room, home office/study, sociable open plan kitchen/diner, four double bedrooms, en-suite bathroom and WC/utility

Positioned favourably within the Clare Garden Village (Phase 1) with the local schools and amenities of Cowbridge (0.9 miles), Cardiff (16 miles) and m4 (5 miles) very accessible.

A double driveway extends to the detached garage.

The rear garden is south facing and have been enhanced creating a brilliant entertainment and family space.









A bay fronted modern built four double bedroom detached family home offering versatile accommodation with double driveway, garage and landscaped southerly aspect rear garden.

Canopied entrance to a spacious HALL, with quality wood style LVT flooring fitted, continuing through the entire ground floor with straight stairs to the first floor, useful storage cupboard under with WC just off. WC has been stylishly decorated with low level WC, plumb provision for white goods under the sink and countertop with open shelving and vanity storage accessible. The bay fronted principal RECEPTION ROOM, is a brilliant family room with shutter style blinds fitted to the bay, and double doors connecting through to the highly sociable KITCHEN/DINER with a trio pendant light over dining space and French doors to the

landscape south facing rear garden. The kitchen comprises a modern 'Shaker' style U-shaped configuration with integrated AEG appliances, built-in fridge freezer and dishwasher under the sink with window to the rear. FRONT ROOM/HOME OFFICE/STUDY, shutter style blinds and views to the front with access from the entrance hall.

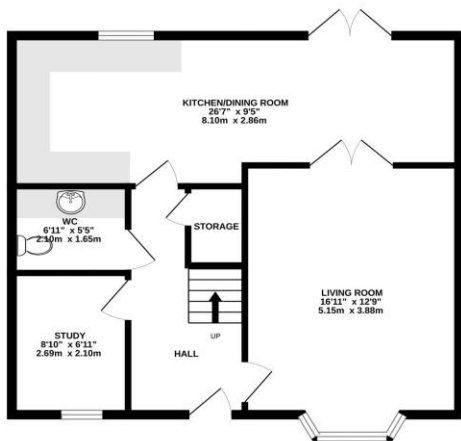
A central stairs rises to a well balanced LANDING with rooms to both sides. Attic hatch with fitted retractable ladder is accessible as is the airing cupboard. BEDROOM ONE, lies to the front with two double built-in wardrobes, elevated views to the front with EN-SUITE SHOWER ROOM just off. The ROCA suite comprises a pedestal wash hand basin, WC with a stylishly tiled double shower enclosure and frosted window to the front bringing in plenty of natural light. BEDROOM TWO is a

sizable double, with built-in double wardrobes and views to the front. BEDROOMS THREE and FOUR are to the rear of the property with bedroom three benefiting from a double built-in wardrobe and both with large windows overlooking the landscaped south facing back garden. FAMILY BATHROOM comprises a three-piece ROCA suite with mains fed shower over, LED spotlights and extractor to ceiling with frosted window.

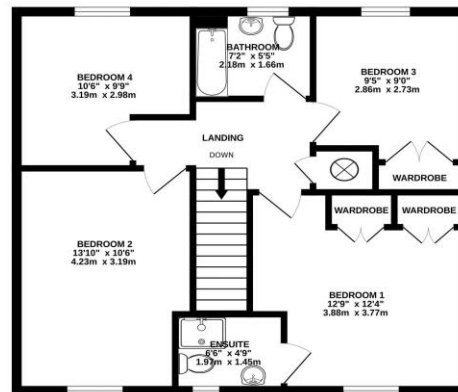
A walled and balustrade frontage with planted borders and central pathway leads to the entrance door. A double driveway provides private parking extending to the detached garage.

The rear garden has a favourable south facing orientation that has been extensively levelled and landscaped with a generous paved seating area with defined borders with the use of railway sleeper that zone the grass lawn with tree and shrub lined bed very well.

GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR  
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 1262 sq.ft. (117.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 offices travel in a Westerly direction up the High Street. Turn left onto the Llantwit Major Road, follow this road and turn right at the 'T' junction, take the first right onto Dunraven Close, proceed along this road without deviation where No.41 will be on your right hand as indicated by our 'For Sale board'. What3words - rivers.hothouse.lands

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage  
Council Tax Band B  
EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

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### Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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