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

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Asking price **£515,000**

An immaculately presented, four double bedroom, detached family home situated on the conveniently located Brookfield Park, in a quiet close, within walking distance to all of Cowbridge's amenities and benefitting from a hedge lined front and south facing private rear garden.

Excellent living and bedroom space making an ideal family home

Generous sized four double bedroom detached property with multiple receptions rooms, modern kitchen and bathrooms fitted.

Substantial front and rear gardens with a plot size comparatively larger than most, Driveway, car port and garage

Walking distance to all of Cowbridge's amenities, including primary and secondary schools





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Canopy front entrance leads to a bright and welcoming entrance HALLWAY with modern fitted WC just off, open timber and carpeted quarter turn stairs rising to the first floor with modern window over. Door through to sizable front RECEPTION ROOM with modern fireplace with sizable window offering views over the private front garden with glazed partition and door to dining room also accessible of the kitchen. DINING ROOM to front with pendant ceiling light, large window and connecting door to living room. KITCHEN/

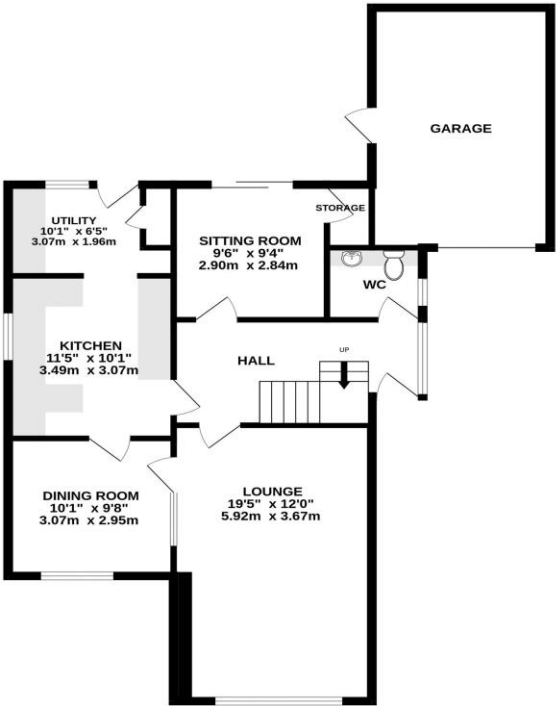
BREAKFAST/ UTILTY ROOM enjoys a dual aspect with window to side and window and door to the rear garden. The kitchen comprises a modern run of units with inset sink, high-level oven and grill with gas hob to the side, laminate countertops extending to a breakfast bar peninsula leading to the utility area with plumbing provision for white goods, additional storage cupboards over and pantry cupboard. A rear RECEPTION ROOM with sliding doors gives direct access to the south facing garden.

First floor LANDING has been carpeted and gives access to an airing cupboard and attic hatch. The property offers four double bedrooms, family bathroom and en-suite and has been neutrally decorated throughout. BEDROOM ONE and BEDROOM TWO are both sizable doubles with large

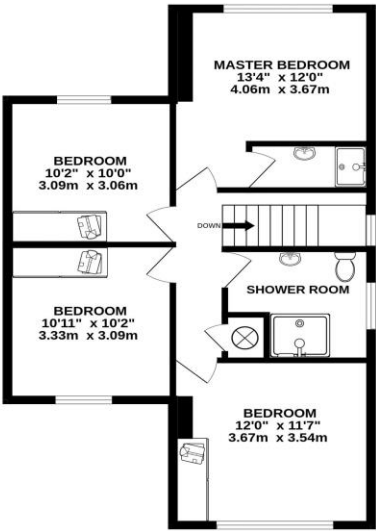
windows to the front elevation, both with built-in double wardrobes. BEDROOM THREE is a double and enjoys a rear elevation taking in garden and countryside views. An EN-SUITE SHOWER ROOM benefits the room and comprises; shower enclosure and wall mounted sink with open storage under. BEDROOM FOUR lies to the rear of the property with a built-in double wardrobe and window overlooking the garden. Fully tiled FAMILY BATHROOM with recently fitted mains fed double shower, modern WC and wash hand basin vanity storage, frosted window to side.

The property lies near the head of the cul-de-sac in a quiet residential spot just off Broadway with the Llanblethian countryside and Cowbridge town centre highly accessible. The hedge-lined front garden has been well thought-out with stocked borders and lawn. A large driveway can accommodate up to three vehicles and extends to a carport and garage. The rear garden enjoys a sunny southern aspect with established, defined hedging to borders with stocked beds, flowers and shrubs, sweeping lawn and paved seating areas. The linked single GARAGE has a manual up and over door and multiple power points and lighting. Pedestrian door connecting to rear garden and window.

GROUND FLOOR
923 sq.ft. (85.7 sq.m.) approx.



1ST FLOOR
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 1564 sq.ft. (145.3 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

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 keep left and no.18 lies on your left just before the head of the cul - de - sac as indicated by our 'For Sale' board. What3words - playoffs.witty.landowner

Tenure

Freehold

Services

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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