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

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Asking price **£455,000**

A very well presented, modern, bay-fronted, four bedroom family home with well-proportioned accommodation offering a private landscaped garden, double driveway parking and garaging, located favorably within the popular Claire Gardens Village development with Cowbridge town centre easily reached.

Stylishly presented throughout with well balanced accommodation

Entrance hall with WC and storage off, bay-fronted sitting room, kitchen/breakfast/diner

Upstairs are four bedrooms with an ensuite shower room benefiting the main bedroom and well appointed family bathroom

Sizeable driveway to the side that can accommodate up to 3 vehicles and extends onwards to the garage

The rear garden has been extensively landscaped and offers a great sociable space

Cowbridge town centre 1 mile, Cardiff city centre 18 miles





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A pitched canopy with part-glazed front door opens to a sizable entrance HALLWAY with timber effect floor extending through to the rear kitchen/breakfast room, useful custom built under stair storage cupboard and WC opposite. The timber flooring continues through to the WC comprising a modern suite with pedestal wash hand basin with stylish tiled splashback above and WC to the side. To the front of the property lies a well-proportioned bay-fronted SITTING ROOM with built-in shutters to remain. To the rear is a highly sociable and sizable KITCHEN/ BREAKFAST/ DINING ROOM with a modern run of kitchen units fitted in an 'L' configuration with 'AEG' appliances including a gas hob, high-level oven grill, built-in fridge freezer and dishwasher to

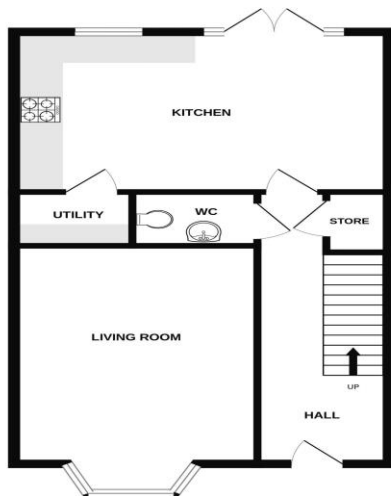
remain, an upgraded ceramic 'Belfast' sink with mixer tap and window overlooking the rear garden. To the dining space is a central pendant light and French doors opening to the rear patio area. A separate UTILITY ROOM lies to the back of the kitchen with matching cabinetry and countertops to the kitchen, plumbing provision for white goods flanked by storage cupboards to the sides and above. An open pantry style run of shelves provide functional and useful storage.

Carpeted stairs rise from the entrance hall to the first floor LANDING with two pendant lights and attic hatch with retractable ladder. Bedroom one and bedroom two are positioned at the front of the property, with a central family bathroom and bedrooms three and four found to the rear. Bay-fronted BEDROOM ONE has integrated shutters, built-in storage solutions that comprise a double wardrobe with a single to the side and has been well decorated throughout. This bedroom enjoys access to a predominantly tiled EN-

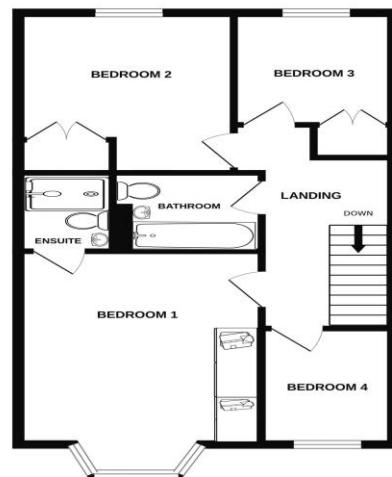
SUITE that comprises a double 'Mansford' shower enclosure with 'Roca' WC, pedestal wash hand basin and mirrored Vanity cabinets. BEDROOM FOUR, currently a home office is to the front of the property with shutters to remain. BEDROOM TWO and BEDROOM THREE, both generous double bedrooms with built-in double storage, shutters fitted and views over the rear garden. A very well-appointed, stylish, predominantly tiled BATHROOM comprises a three piece 'Roca' suite with mains fed shower fitted over the bath.

To the front of the property, a central pathway leads to the front door with a tarmac double driveway to the side extending onwards to the garage. The garage benefits from a manually operated "up and over door" with power and lighting and part-boarded rafter storage above. Gated access from the side drive leads to the landscaped garden comprising a raised paved seating area with decorative balustrading around shallow steps leading down to a level, lower garden with a defined lawn, laid gravel pathways, established beds and borders with an additional gravel seating area tucked behind the garage.

GROUND FLOOR
567 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA: 1130 sq.ft. (105.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and the responsibility is taken for any error. 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.6 will be on your left hand side as indicated by our "For Sale" board.

What3Words:
jigging.dictation.internal

Tenure

Freehold

Services

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

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through
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