



HARRIS & BIRCH

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4 Clisson Close
Clare Garden Village,
Cowbridge,
The Vale Of Glamorgan,
CF71 7FP

4 Clisson Close

Asking price **£460,000**

A spacious modern detached 4 bedroom family house offering well balanced accommodation, benefitting from double driveway parking, garage and landscaped rear garden all within a convenient walking distance of Cowbridge Town Centre and amenities.

Entrance hall and cloakroom/utility, lounge, separate study/play room, large well appointed kitchen/dining room with fitted wooden blinds to most rooms.

4 bedrooms (3 doubles and a single), family bathroom and en-suite shower room

Tarmacadam double driveway and single garage

Enclosed, landscaped rear garden

Close to country walks and convenient for Cowbridge Town Centre

Cowbridge town centre 0.9 miles, Cardiff 17.6 miles, M4 J35 6 miles





Canopy entrance through to stylishly tiled ENTRANCE HALL with central stairs rising to the first floor and WC/UTILITY to the far end. Tiled flooring continues with a 'Roca' suite, fitted with shelving to the side with storage under and provision for plumbed white goods. An additional under stairs cupboard is a brilliant storage option for coats and shoes.

The accommodation is well balanced either side of the hallway with a front TV ROOM, which could be used as a home office with a large window overlooking the front. To the rear lies the main FAMILY ROOM which has French doors with fitted blinds leading directly out to the garden. The SITING ROOM lies to the rear of the property with French doors, opening to rear garden, fitted blinds to remain. Open plan

sociable KITCHEN/DINING ROOM runs the full depth of the house, large window overlooking the front aspect. The KITCHEN is made up of modern gloss wall and base mounted units and drawers with integrated AEG appliances such as the gas hob, high-level oven and grill, dishwasher and fridge freezer to remain(all fitted to a high specification), breakfast bar, LED spotlights over kitchen with pendant light over dining area.

Upstairs offers spacious landing with cupboard housing the pressurized water tank and separate attic hatch accessible. BEDROOM 1 lies to the front of the property and is a generous double with built-in double wardrobe and access to a stylishly tiled ENSUITE SHOWER ROOM with corner mains fed shower, 'Roca' suite comprising pedestal wash handbasin and WC with frosted

window opposite. BEDROOMS 2 and 4 and lie to the rear of the property which has elevated views to the back garden and benefits from a built-in double wardrobe. FAMILY BATHROOM, fully tiled with a 'Roca' suite comprising WC, pedestal wash hand basin with frosted window over, panel bath and mains fed shower over. BEDROOM 3 completes the upstairs accommodation and lies to the front of the property. It is a double bedroom with built-in double wardrobes.

A hedge lined, grass frontage with central pathway leads to the front door. To the side is a tandem double tarmac driveway leading onwards to the garage. EGated Access to the rear garden, paved and balustrade seating area accessible from the kitchen and living room with steps down to the level lawned garden with planted railway sleeper beds.





Directions

From our Cowbridge offices travel in a westerly direction up The High Street, turning left onto the Llantwit Major Road. Follow this road for a short distance taking the first right turning into Clare Gardens, go straight on, turning right into Clisson Close where No. 4 lies on your left hand side as indicated by our 'For Sale' board.

What3Words:

worldwide.maternal.scramble

Tenure

Freehold

Services

Mains Water, Gas, Electric (metered),
Mains Drainage
Council Tax Band F
EPC Rating B

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		

Viewing strictly by
appointment through
Herbert R Thomas

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