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7 Geraints Close
Cowbridge, The Vale Of
Glamorgan, CF71 7BT

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Offers in Excess of
£350,000

A substantially built semi-detached 3 bedroom dormer bungalow stylishly presented throughout with great sense of privacy. Occupying a generous plot directly adjoining local playing fields, garaging and driveway with great connectivity to Cowbridge town centre, schools and all associated amenities.

The bungalow has been thoughtfully re-modelled and in good decorative order throughout

Accommodation is arranged over two floor comprising an entrance hall, kitchen, dining room, study to living room and upstairs are three bedrooms and family bathroom

Sitting in a well-balanced plot offering driveway parking and garage.

Enclosed front garden and rear garden directly adjoining local green space leading onto Cowbridge town centre

All amenities easily reached





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Recently fitted composite ENTRANCE door with frosted glazed insert and light well to the side, opening to L-shaped HALLWAY with maple strip treated floor. To the front lies a KITCHEN/BREAKFAST ROOM with a run of shaker wall and base units, tiled walls, butcher block countertops, a Belfast sink and window overlooking the enclosed front garden. 'STOVE' double oven and gas hob

to remain, breakfast bar with plumbed provision for white goods below, multiple ceiling lights. A sizable DINING ROOM with large window to the front garden, pendant ceiling lights, sizable storage cupboard providing useful shelving. To the rear of the property lies what is currently the STUDY/MUSIC ROOM which is fully carpeted, has a window to the garden, pendant light to ceiling and a wide open arch connecting through to the main SITTING ROOM with a feature inset wood burner with open shelving to the right, and to the left sizable sliding doors give access to the rear garden taking in pleasant green open views.

Stairs from the ENTRANCE HALL rise to the LANDING with pendant ceiling lights fitted, attic hatch with retractable ladder. To the front of the property lies BEDROOM ONE which is a generous double with pendant lights fitted and two large windows taking in an elevated view to the garden. BEDROOMS TWO AND THREE sit to the rear of the property with bedroom two having exposed flooring, pendant ceiling light and large window with view to the garden and open greenspace beyond. Bedroom three shares a similar aspect with fitted carpet and pendant ceiling light. A door between bedrooms one and three opens to the part-tiled family bathroom. It comprises a three piece suite made up of a panel bath with shower attachment over, pedestal wash hand basin with mixer tap, separate WC, wall mounted chrome towel rail and frosted window to the side.

The driveway to the front leads to the single GARAGE with power and lighting, side window and rear pedestrian door. To the front of the property lies a lawn with steps and pathway leading to the side and onwards to the rear. The rear garden has paved patio with shed to remain and has an access gate connecting directly to the green space behind, providing a shortcut into Cowbridge town centre and it's amenities.

AWAITING FLOORPLANS





Directions

From our Cowbridge office travel in a westerly direction up the High Street onto Westgate, turning left onto the Llantwit Major Road. Turn 1st left onto Geraints Way, to the bottom of the hill where Geraints Close is the last turning on your left hand side where No.7 will be to your left hand side at the head of the close.

Tenure

Freehold

Services

Mains Gas, Electricity, Water and Drainage
Council Tax Band E
EPC Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Viewing strictly by appointment through
Herbert R Thomas

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