



49 The Verlands
Cowbridge, Vale of Glamorgan, CF71 7BY

Watts
& Morgan



49 The Verlands

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Guide price: £649,950 Freehold

4 Bedrooms | 1 Bathrooms | 3 Reception Rooms

A detached, 4 bedroom family home on this extremely popular development within easy reach of Cowbridge Town, its shops, services and schools. The well presented, move-in ready accommodation includes living room with solid wood flooring and wood burner, dining room overlooking rear garden and open-plan to the adjoining modern kitchen. Generous second reception room/playroom/possible fifth bedroom. Also ground floor cloakroom. To the first floor are 4 bedrooms and a family bathroom with shower over bath. Driveway parking and integral garage. Southerly facing garden to rear with paved patio area and lawns.



Directions

Cowbridge Town Centre – <0.5 miles

Cardiff City Centre – 13.2 miles

M4 Motorway Junction 35 Pencoed – 6.6 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

Located on this exceptionally popular residential street, 49 The Verlands is a detached family home with extremely well presented, move in ready accommodation. A covered porch leads into the ground floor hallway from which doors lead into the kitchen; to an inner hallway with living room beyond; to a cloakroom; and to the integral garage space. Solid maple flooring extends through the principal ground floor rooms. The family lounge looks to the front of the property with a broad window to the same. It has, as a focal feature, an inset wood burner. An open square arch links to the dining room from which there is access via double doors onto the rear garden. The dining room is open plan to the adjoining kitchen. The kitchen itself includes a good range of units with solid wooden worktops extending, in part, to form a breakfast bar. Appliances, where fitted, are to remain and include a range cooker and a fully integrated dishwasher; space for tall freestanding fridge/freezer. There is plumbing and ample room for a washing machine, drier and freezer within the garage. An inner lobby, just beyond the kitchen, gives access into the garden and also to the ground floor extension, a very useful, generous second reception room/playroom/study/fifth bedroom.

To the first floor, the central landing area has doors leading to all 4 bedrooms and to the family bathroom. Bedroom Two, overlooking the rear of the property, has fitted wardrobes while 2 steps down lead to the third bedroom above the garage. The traditionally styled bathroom suite includes a shower over the bath. There is considerable scope to extend this accommodation, as many others in The Verlands have done, subject to any appropriate consent.



Additional information

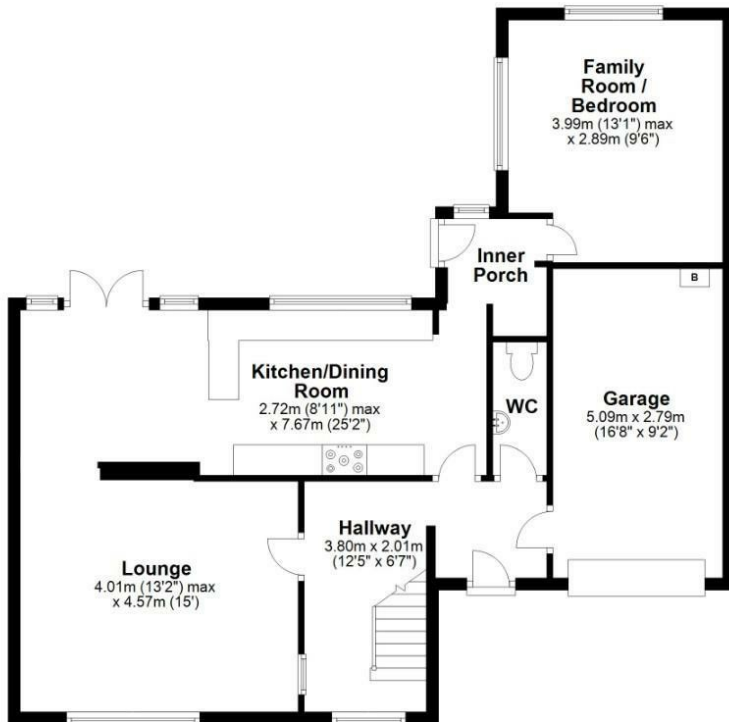
Freehold. All mains services connect to the property. Gas fired "combi" central heating. Council Tax: Band G

Garden & Grounds

From The Verlands, a drop down kerb leads onto the broad off-road parking spaces fronting the property. The driveway runs past a lawn and leads, in turn, to an up and over door to the garage. A gated entrance, to one side of the property, leads to the rear of the garage into the garden.

The rear garden is enclosed by fencing and features a paved patio area accessible directly from the dining room and from the rear lobby. The patio extends, in turn, onto a larger area of lawn. The garden enjoys a south southerly aspect. A timber garden store shed and a wooden playhouse are both to remain.

Ground Floor
Approx. 84.0 sq. metres (903.8 sq. feet)



First Floor
Approx. 60.6 sq. metres (652.6 sq. feet)



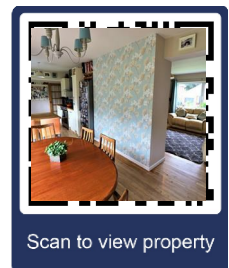
Total area: approx. 144.6 sq. metres (1556.4 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Current rating: 67 (D)
Potential rating: 80 (B)



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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