



11 Downs View Close, Aberthin
Nr Cowbridge, Vale Of Glamorgan, CF71 7HG

Watts
& Morgan



11 Downs View Close, Aberthin,

Nr Cowbridge, CF71 7HG

Guide Price £434,500 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A deceptively spacious and well-proportioned family home located in a quiet cul-de-sac in Aberthin. Just a short drive to Cowbridge High Street and schooling, and within walking distance to two reputable restaurants. Accommodation comprises; entrance hallway, cloakroom/WC, generous lounge with wood burner, open plan kitchen/dining room leading to family room, rear hall with utility and bedroom/home office. First floor landing leads to three bedrooms, a contemporary bathroom and a separate shower room. Large driveway providing parking for several vehicles and a low maintenance entertaining garden with astro-turf and patio.

No ongoing chain.

EPC Rating; D.

Directions

Cowbridge Town Centre – 1.0 miles

Cardiff City Centre – 22.3 miles

M4 Motorway – 6.7 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

Neatly positioned to the top of Downs View Close in Aberthin with front-facing Northern Vale farmland views.

Just a short stroll to two reputable restaurants and within a 5 minute drive of Cowbridge High Street.

The welcoming entrance hallway is fitted with original wood-block parquet flooring and a carpeted staircase leads to the first floor with storage cupboard beneath. All oak doors lead off to the accommodation and a modern 2-piece cloakroom/WC serves the ground floor.

The lounge is a fantastic size reception room with a central free standing log burner set on a slate hearth with mosaic tiled backplate and floating timber mantle. Offering continuation of wood-block parquet flooring and a broad uPVC window enjoys a lovely aspect to the front overlooking farmland.

Adjacent to the lounge is the impressive kitchen/dining room which further leads into a family room, and garden - a wonderful addition to this family home. The kitchen has been fitted with a range of shaker style matt cream wall and base units with complementary laminate work surfaces, wrapping around into a breakfast area with space for high stools. A range of integral appliances to remain to include; 4-ring electric hob, dual oven with grill and extractor hood above, dishwasher and low-level fridge. The kitchen has been fitted with ceramic tiled flooring and presents a large uPVC window overlooking the rear garden. The kitchen leads around into a dining area with wood-effect laminate flooring, and opens into the family room with sliding uPVC doors providing access out onto the rear patio.

From the kitchen, there is access to a rear hall which provides access to the enclosed area of the driveway providing an ideal recycling/store area.

The utility room provides plumbing for two appliances with additional composite sink unit and ceramic tiled flooring. Also with a useful walk-in cloaks cupboard and an additional uPVC glazed door provides access to the garden. From here is another reception room offering versatility as an ideal home office/ground floor double bedroom with wood laminate flooring.

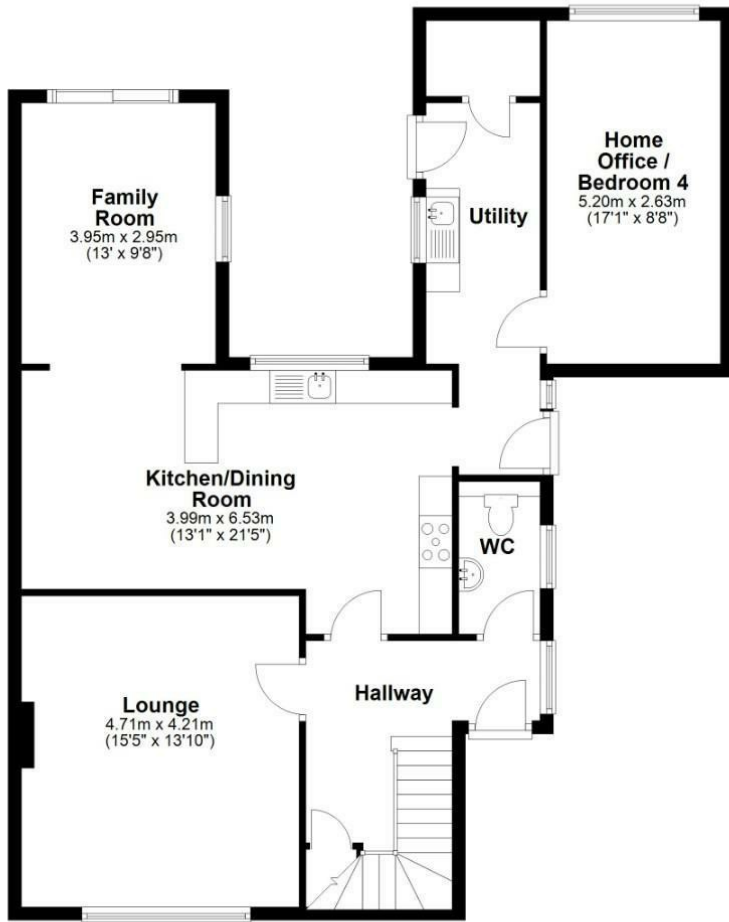
To the first floor landing, all oak doors lead off and an airing cupboard houses the 'Ideal Classic' gas combi boiler.

On offer are two good size double bedrooms. The principal bedroom offers a splendid view over Northern Vale farmland and beyond. Also a third single bedroom, currently utilised as a walk-in dressing room, presents a range of fitted storage to remain.

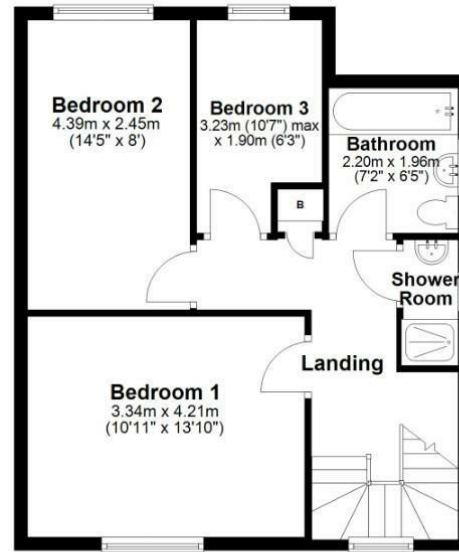
These three bedrooms have shared use of the 3-piece family bathroom offering a fully tiled contemporary suite plus separate shower room.



Ground Floor



First Floor



Total area: approx. 144.3 sq. metres (1553.0 sq. feet)

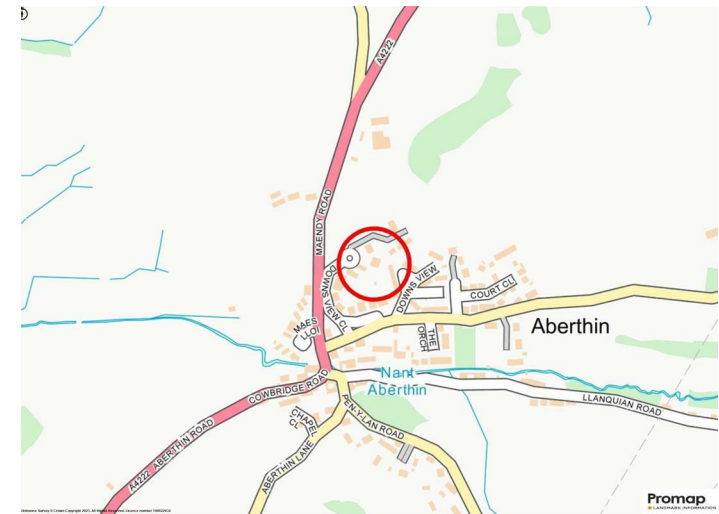
Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

GARDENS AND GROUNDS

11 Downs View Close is approached onto a large tarmac driveway providing off-road parking for several vehicles. The front has a shared lawn with the neighbouring property with stepped footpath leading to the front door. The sheltered rear garden is fully enclosed and offers raised planted borders; an ideal entertaining space with low maintenance porcelain patio area leading onto an astro-turf lawn and shaded shingle area.

ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas Fired Central Heating. Council Tax Band D.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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