



2 Grays Walk
Cowbridge, Vale of Glamorgan, CF71 7BQ

Watts
& Morgan



2 Grays Walk

Cowbridge, Vale of Glamorgan, CF71 7BQ

Guide price: £420,000 Freehold

3 Bedrooms | 1 Bathrooms | 3 Reception Rooms

An extended 3 bedroom property modernised throughout in more recent years, offering great family accommodation in a wonderfully convenient location, close to schools and Cowbridge Town Centre. Living room opening to dining room with doors to garden. New kitchen with marble worksurfaces extending to form a breakfast bar, adjacent playroom / study / second sitting room. Also ground floor WC. Two good double bedrooms, a third single bedroom and new modern bathroom with shower over bath. Driveway parking. Integral garage. Enclosed and sheltered garden to the rear.



Directions

Cardiff City Centre – 18.2 miles

M4 Motorway, J35 Pencoed – 6.1 miles

Your local office: Cowbridge

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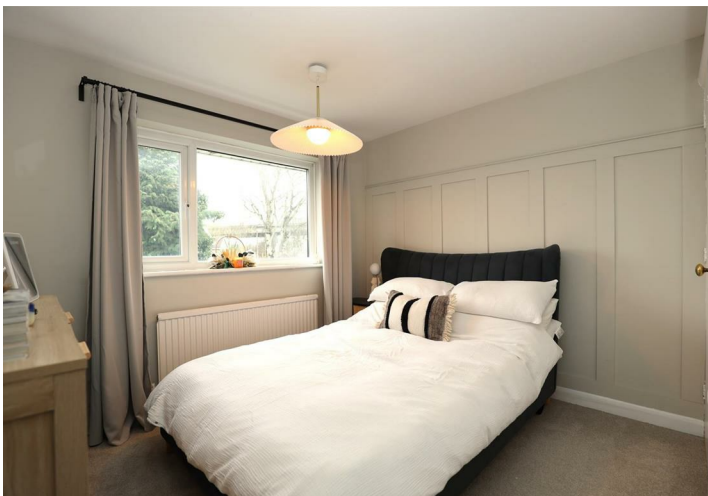




Summary of Accommodation

About the property

An extended 3 bedroom property, modernised throughout in more recent years and offering great family accommodation. It is located in a wonderfully convenient position, close to Cowbridge Town Centre and the schools. An entrance hall has a staircase leading the first floor and a door opening to the living room. New wood flooring extends from the hallway throughout the ground floor. The living room has a broad window to the front elevation and an open arch connecting to the dining room. The new kitchen kitchen features a range of units with marble worksurfaces extending to form a breakfast bar, Freestanding cooking and integrated dishwasher to remain; fridge-freezer available by separate negotiation. An adjacent second sitting room. offers great scope for many and varied uses, for example a study or playroom, as it is now, Also ground floor WC. A door opens into the sizeable integral garage which incorporates a utility area with space / plumbing for a washer and a drier. To the first floor the landing has doors opening into two good double bedrooms, a third single bedroom and a new, stylish contemporary bathroom with shower over bath.



Additional information

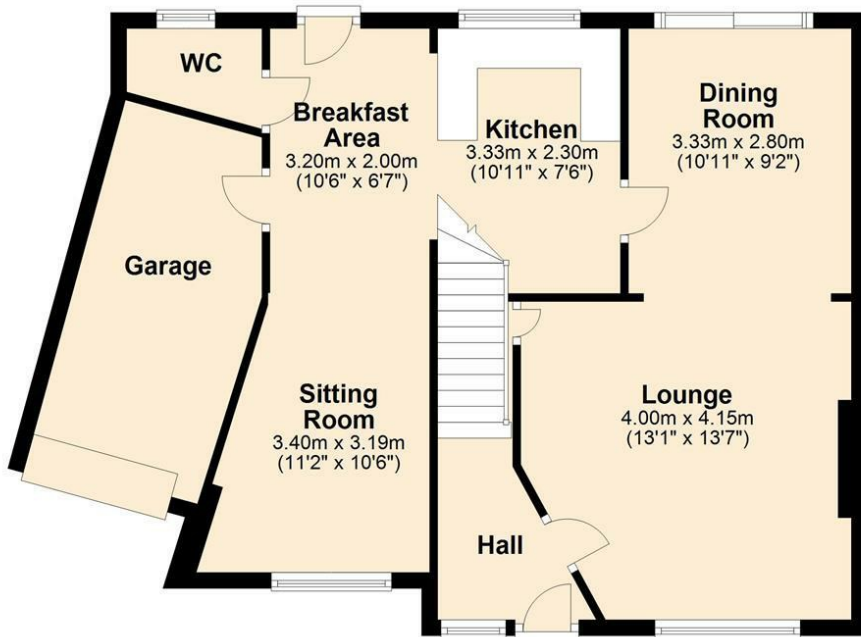
Freehold. All mains services connect to the property. New gas-fired Baxi central heating boiler (2021). Council tax: Band E

Garden & Grounds

From Grays Walk, a drop down kerb leads to a parking space fronting the garage. The garage itself is accessed via an up and over door. A utility area is to one end of the garage. To the rear of the property is an enclosed, sheltered garden accessed from both the kitchen and dining room. It includes paved seating areas to either side of a central lawn.

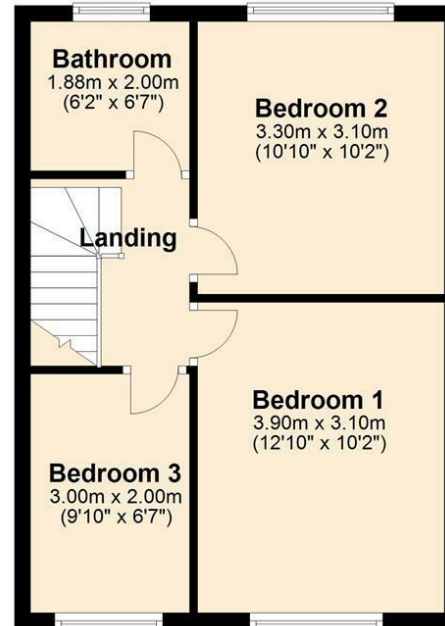
Ground Floor

Approx. 67.2 sq. metres (723.7 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.3 sq. feet)



Total area: approx. 105.4 sq. metres (1135.0 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		82
(69-80)	C	69	
(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	



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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