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6 Thaw Close, St Mary Church,  
Nr Cowbridge, CF71 7PJ

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& Morgan







# 6 Thaw Close, St Mary Church,

Nr Cowbridge, Vale Of Glamorgan, CF71 7PJ

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## Guide Price £395,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A truly superb family home, nestled in the popular Vale village of St Mary Church, near Cowbridge. Backing onto farmland with elevated Vale views. Extended to offer contemporary open plan family living leading to the rear garden. Over 1000 sq ft of accommodation to include; entrance hallway, generous lounge, kitchen/dining/living room and ground floor wet room. To the first floor; two double bedrooms, a third single room and a 3-piece family bathroom. Recently landscaped rear garden with patio, raised deck and lawn. Private driveway parking for two vehicles. An eco-friendly home with air source heat pump and heat recovery ventilation system to enjoy lower bills and increased efficiency.

EPC Rating: TBC.

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### Directions

Cowbridge Town Centre – 2.1 miles

Cardiff City Centre – 15.9 miles

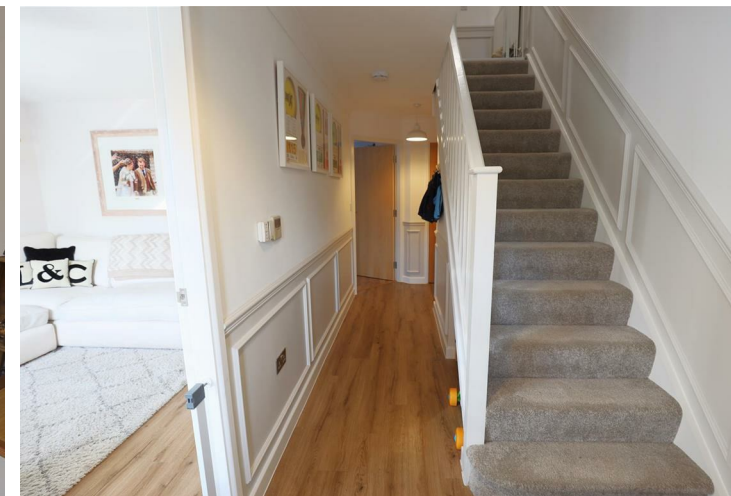
M4 Motorway – 8.4 miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Within the heart of St Mary Church, just a short distance to Cowbridge, lies Thaw Close which is a small development of only eight houses, within walking distance of the local primary school and Church.

This family home has only had one owner who have re-modelled and extended the property over ten years to create this impressive and sizeable property.

A canopied entrance with composite front door leads into the entrance hallway with a carpeted staircase leading to the first floor. A useful understairs storage cupboard is ideal for shoe storage. Also, adjacent is a walk-in wet room with WC, sink and shower.

The lounge is located to the front of the property and enjoys a south-facing aspect with plenty of space for soft furnishings.

To the rear of the property, and to the heart of this family home, lies the extended kitchen/dining/living space. A superb addition to this immaculate home, benefiting from a quality solid wood kitchen with quartz tops and co-ordinating central island. The kitchen presents a range of 'Neff' appliances to remain to include; 'hide and slide' oven, micro/oven, induction hob with quartz splashback, dishwasher and washing machine. Bi-folding aluminium 'anthracite' doors lead out to the rear patio area - seamlessly blending indoor/outdoor living. There is ample space for dining furniture and a cosy snug area.

The ground floor benefits from zonal under floor heating throughout with quality LVT oak-effect flooring.

To the first floor landing is the airing cupboard housing the hot water tank linked to the air source heat pump, and a large loft hatch leads to a mainly boarded attic space, with pull down ladder and lighting.

Two double bedrooms present a range of storage; with the principal room enjoying the lovely outlook over South Vale countryside. The third single bedroom has a fitted sliding door wardrobe (which could be removed to fit a single bed).

Each bedroom has shared use of the 3-piece family bathroom.





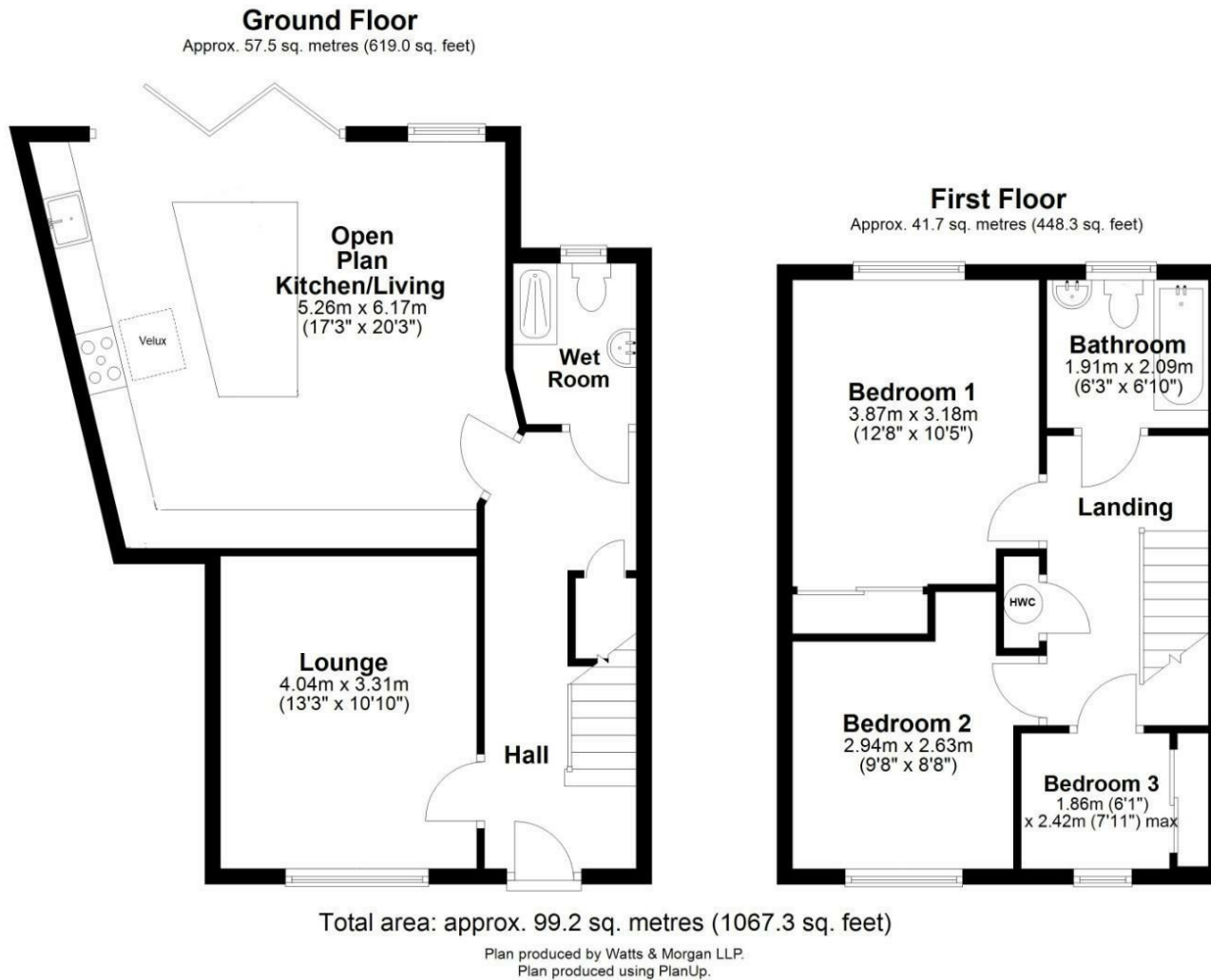
## GARDENS AND GROUNDS

A shared driveway for the development leads to private allocated parking directly in-front of the property for two vehicles. Side access leads around to the rear of the property.

The fully landscaped rear garden has recently had a sandstone patio fitted with raised deck and benefits from outside lighting and tap. There is a raised lawn area with timber storage shed to remain and beyond the garden fencing is farmland.

## ADDITIONAL INFORMATION

Air source heat pump, under floor heating to the ground floor and heat recovery ventilation system fitted. Mains water and electric. Shared cesspit drainage for the eight houses. Council tax band E.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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