



5 Dunraven Close, Clare Garden Village,
Cowbridge, Vale Of Glamorgan, CF71 7FG

Watts
& Morgan



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Cowbridge, Vale Of Glamorgan, CF71 7FG

Guide Price £450,000 Freehold

4 Bedrooms | 2 Bathrooms | 1 Reception Room

A spacious four bedroom detached property within walking distance to Cowbridge High Street. A Taylor Wimpey 'Midford' design built in 2019. Accommodation over 1100 sq ft to include; entrance hallway, bay-fronted lounge, kitchen/dining room with integral appliances, utility and WC. First floor landing; four bedrooms, one en-suite and a 3-piece family bathroom. Externally enjoying landscaped rear gardens with paved area and private driveway parking for two vehicles leading to a single detached garage.

No ongoing chain.

EPC Rating; 'B'.



Directions

Cowbridge Town Centre – 0.9 miles

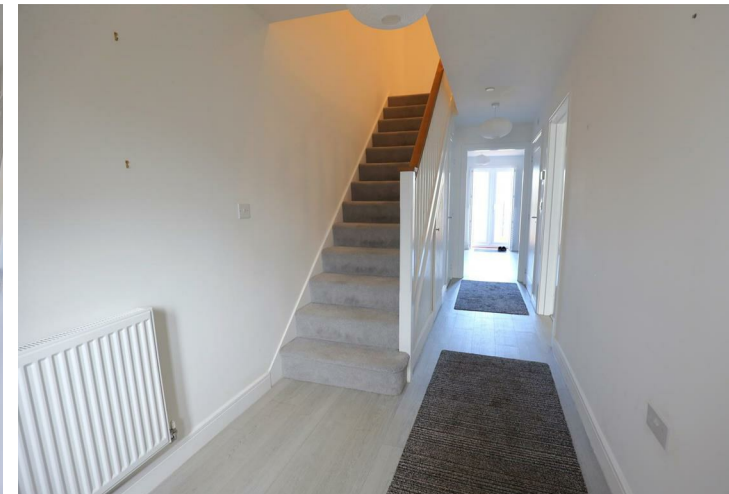
Cardiff City Centre – 17.2 miles

M4 Motorway – 9.5 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

Neatly positioned within phase one on the popular Clare Garden Village Development in Cowbridge. With the main high street only one mile away, and local schools, along with places to enjoy at St Quentin's Castle, The Psychic Garden and Forage Farm Shop.

This Taylor Wimpey 'Midford' design offers spacious family living with a south-facing garden and detached single garage. The property benefits from no ongoing chain and has been fitted with quality window shutters throughout.

The welcoming entrance hallway offers two built-in understairs storage cupboards and leads into a neat cloakroom/WC.

The lounge is a bay-fronted neutrally decorated reception room with central feature electric fireplace and carpeted flooring.

Spanning the width of the property to the rear lies the kitchen/dining room. The kitchen has been fitted with a range of contemporary shaker-style wall and base units with complementary laminate work surfaces. A range of 'AEG' appliances to remain to include; fridge/freezer, dishwasher, 4-ring gas hob and double oven with grill. Also presenting a broad window over-looking the rear garden with shuttered patio doors providing access out onto the patio - seamlessly blending inside/outside entertaining. Also on offer is a useful utility area with additional base units and work surface.

To the first floor landing, there is a loft hatch giving access to the loft space and four bedrooms in total.

The principal bedroom has its own 3-piece en-suite shower room, along with fitted wardrobes. Two other bedrooms are generous double rooms benefitting from their own fitted wardrobes. The fourth bedroom is a single bedroom or ideal dressing room

These bedrooms have shared use of the 3-piece family bathroom with partly tiled walls and one half mirrored feature wall.



GARDENS AND GROUNDS

5 Dunraven Close benefits from private driveway parking for two vehicles leading to a single detached garage with manual up and over door and full power supply. A courtesy gate from the driveway leads through onto the rear garden.

To the rear of the property lies a landscaped garden offering a south-westerly position with raised patio area, enclosed by wrought-iron balustrade, offering an ideal space for entertaining. Steps from here lead down to a predominantly lawned area.

ADDITIONAL INFORMATION

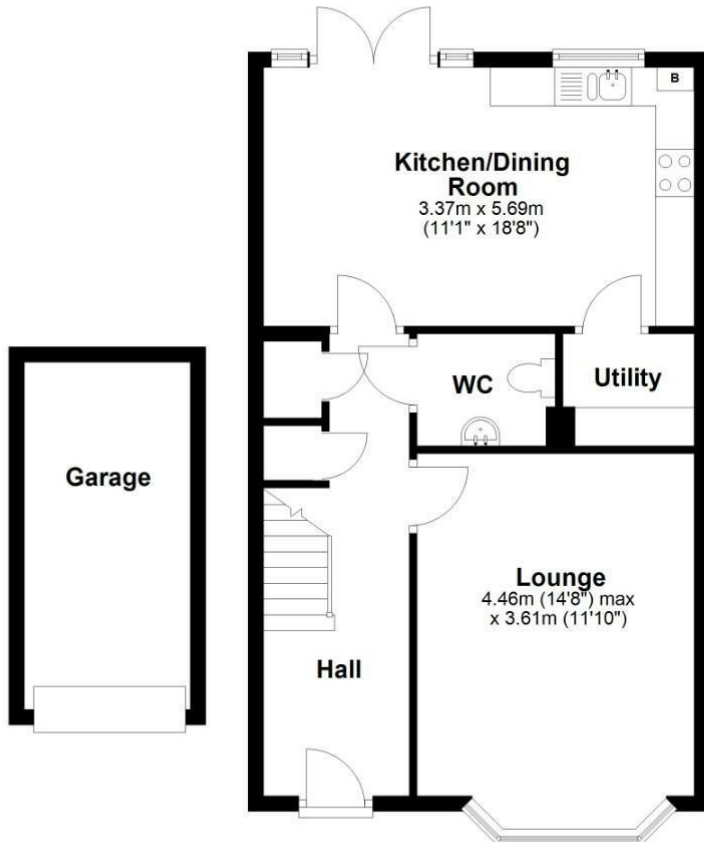
Freehold. All mains services connected. Gas fired central heating. Council Tax Band TBC.

Communal Development Charge to cover play areas, public gardens and greenspaces approx £tbc.

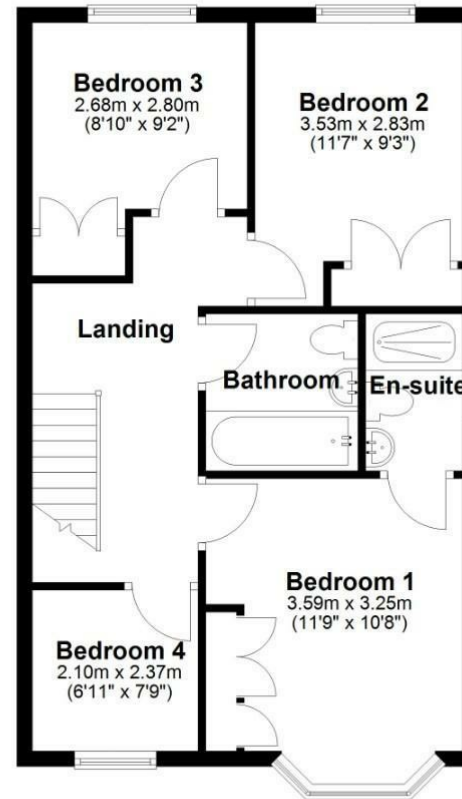
NHBC 10 year Buildmark policy from 2019.



Ground Floor
Approx. 53.5 sq. metres (575.5 sq. feet)



First Floor
Approx. 53.9 sq. metres (580.2 sq. feet)



Total area: approx. 107.4 sq. metres (1155.7 sq. feet)

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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(81-91)	B	86	
(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	



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