



15, Cae Stumpie
Cowbridge, CF71 7DL

Watts
& Morgan



15, Cae Stumpie

Cowbridge CF71 7DL

£425,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Located to the corner of this popular Cowbridge cul-de-sac, an extended family home offering especially spacious accommodation and parking. Living room and dining room, both looking over the rear garden, modern kitchen. Also ground floor cloakroom / shower room. Four double bedrooms, the largest bedroom with own en suite WC. Family bathroom. Enclosed garden to the rear enjoying a westerly aspect; generous garden to front including much parking. Large double garage. No ongoing chain. EPC Rating; C.

Directions

From our Cowbridge Office, travel in an easterly direction along High Street. After passing the Town Hall, take the next right hand turning into The Limes. Proceed along this road, bearing left and then continue past the turning for Borough Close. The turning into Cae Stumpie will be to your right, with no 15 being located to the far right corner of the cul de sac.

Your local office: Cowbridge

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Summary of Accommodation

SITUATION

The Historic Market Town of Cowbridge is at the heart of the rural vale and is famous for its quality, individual shops, boutiques; restaurants, pubs and cafes; and is home to a centrally positioned Waitrose store. Further services include a health centre, leisure centre, various sporting clubs, public library and Old Hall Community Centre. There are also local primary and secondary schools within the town itself. Access both east and west is via the A48, which by-passes the Town. The City of Cardiff which has the usual amenities of a Capital City lies some 13 miles to the east with a main line rail connection to London in around two hours. The M4 motorway lies to the north of Cowbridge and junctions 33, 34 and 35 service "The Vale". There are several golf courses within the area and the heritage coast with its cliff-top walks and mixture of sandy and stony beaches lies to the south and west.

ABOUT THE PROPERTY

- * A semi-detached family home, located to the corner of this cul-de-sac and very conveniently located for Cowbridge Town.
- * The accommodation has been significantly extended to offer four double bedrooms with scope for further changes if required.
- * Covered entrance porch opens to ground floor hallway from which doors lead to the kitchen and to the living room both linking through to the dining room.
- * Living room has a broad, deep window looking over a paved patio onto the lawn beyond and enjoying a westerly aspect.
- * Dining room enjoys the same aspect, looking out over the garden and has a door opening to the same
- * A modern kitchen looks to the front of the property and includes a good range of units with oven and hob to remain; space for a low level under-counter fridge.
- * To the first floor are four double bedrooms, the largest two bedrooms accessed via a shared dressing / storage area.
- * The principle bedroom has its own en suite WC and hand basin.
- * Two further double bedrooms - numbers 3 and 4 - both look over the rear garden and both have their own fitted storage.
- * These bedrooms share use of a modern bathroom with shower over bath.

GARDENS AND GROUNDS

- * The property is located to the end of the Cae Stumpie cul-de-sac.
- * Fronting the gateway to the property is a large parking area for the sole use of No.15 Cae Stumpie.
- * A gated entrance opens to a generous forecourt garden including a planted and lawned area screened from the cul-de-sac by hedging and fencing, further parking and a decked seating area.
- * The garage (approx. max 7.2m by 5.9m) is accessed via an up and over door to the front or via a pedestrian door.
- * A further door, to the far end of the garage, leads through to the rear garden.
- * To the rear of the property is an enclosed, sheltered westerly facing garden.
- * A broad paved patio seating area running the width of the property is accessed primarily from the dining room.
- * This, in turn, leads to a larger lawn, there being a path running almost the entire length of the garden.
- * The rear garden enjoys a westerly aspect.

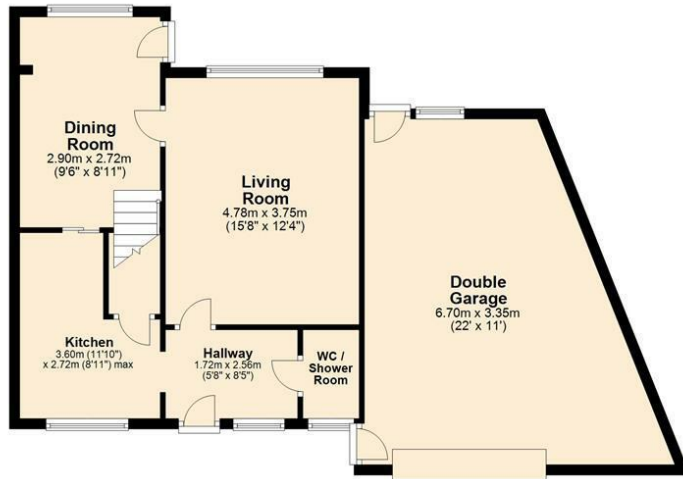
ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas fire combi central heating. Council Tax Band TBC.





Ground Floor
Approx. 75.3 sq. metres (810.3 sq. feet)



First Floor
Approx. 75.9 sq. metres (816.5 sq. feet)

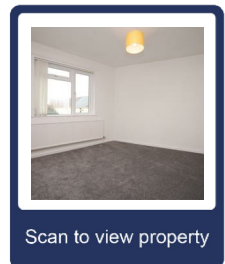


Total area: approx. 151.1 sq. metres (1626.8 sq. feet)

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

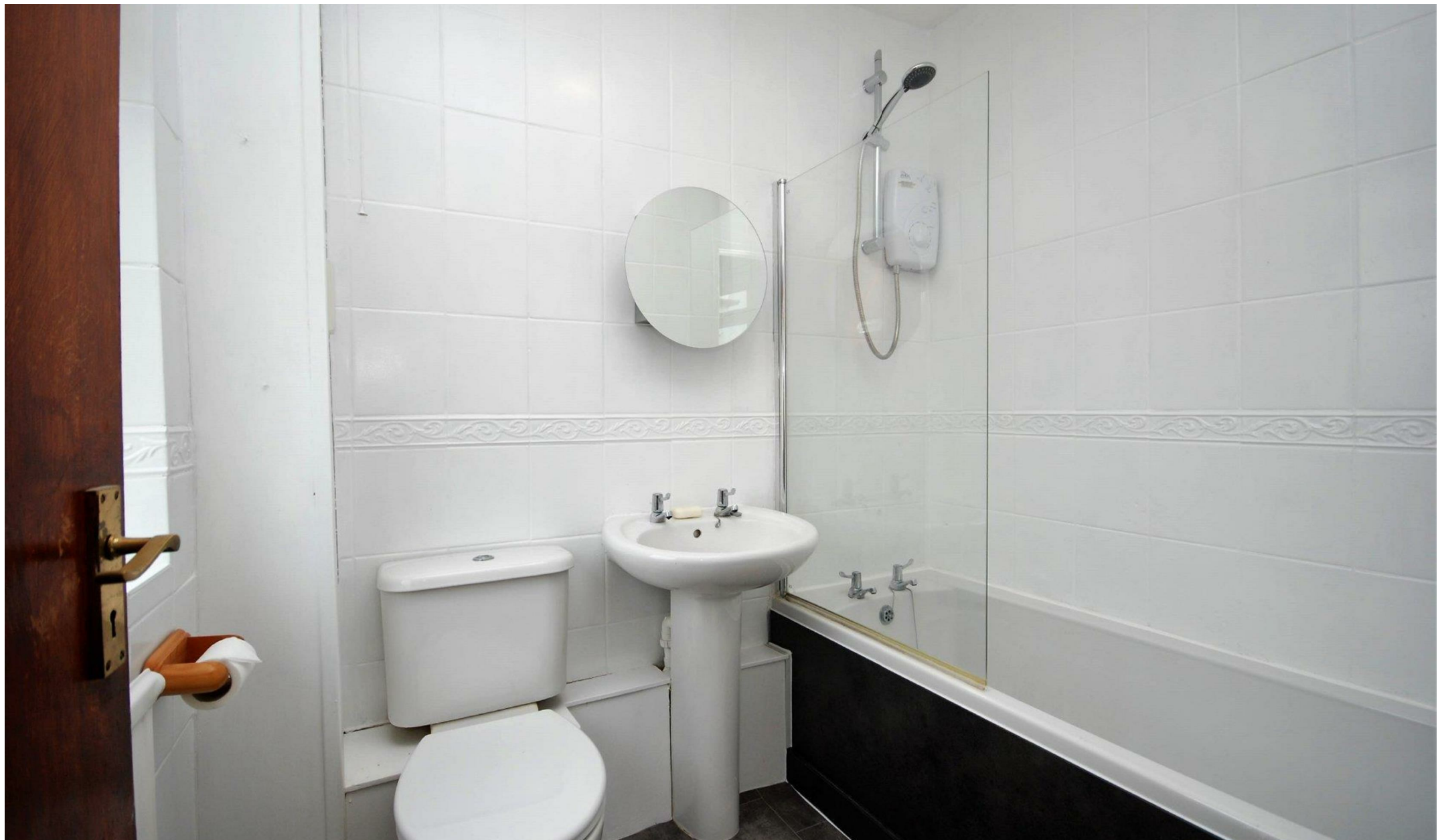


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Scan to view property

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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