



4 Geraints Way  
Cowbridge, Vale of Glamorgan, CF71 7AY

Watts  
& Morgan



# 4 Geraints Way

Cowbridge, Vale of Glamorgan, CF71 7AY

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**Guide price: £325,000 Freehold**

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A modern, semi-detached 3 bedroom home conveniently close to Cowbridge Town and all its amenities. Offering scope to further improve to ones own specifications, it includes: entrance hallway, living room, dining area and kitchen. Two good double rooms, a third single bedroom and stylish, contemporary bathroom. Driveway parking; garage/store with workshop / home office beyond. Enclosed garden to rear including paved terrace and lawn.



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## Directions

Cardiff City Centre – 13.4 miles

M4 Motorway, J35 Pencoed – 6.1 miles

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Your local office: Cowbridge

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## Summary of Accommodation

### About the property

A modern, semi-detached 3 bedroom home conveniently close to Cowbridge Town and offering scope to further improve to ones own specifications. An entrance porch with cloaks cupboard leads into a hallway with staircase to first floor and door into the family living room. The family living room is to the front of the property with broad, tall picture window overlooking the front garden. It is a comfortable space with an open, square arch connecting to a dining area. Dining area is to the rear of the property with double, glazed doors opening to a paved patio area with gardens beyond. A doorway links from here into the kitchen. The kitchen itself includes a range of units with appliances, where fitted, to remain including double oven and gas hob. Space remains for an under-counter fridge. There are two storage areas: one being a shelved pantry and a second, deeper under the stairs space with plumbing for a washing machine. A window from the kitchen looks to the rear of the garden with a door opening to the side elevation with steps down to a yard area.

To the first floor the light landing area has doors leading to all three bedrooms and to the family bathroom. An additional door opens to an airing cupboard housing a 'Worcester' gas combi boiler. The largest bedroom looks to the front of the property and has a broad picture window from which to enjoy far reaching views over Geraints Way onto playing fields with Three Fields and St Quentins Castle to the distance. The second double bedroom overlooks the rear garden and includes fitted wardrobes whilst the third bedroom looks to the front. Modern bathroom suite fitted in the last twelve months including a shower over the bath.

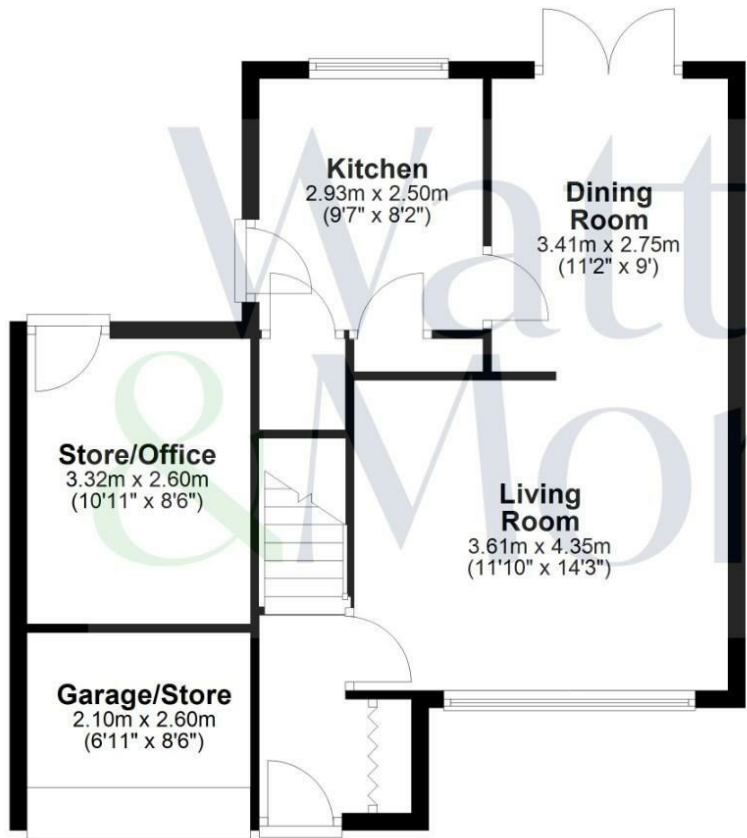


### Additional information

Freehold (to be confirmed). All mains services connect to the property. Gas fired 'combi' central heating. Council Tax: Band E

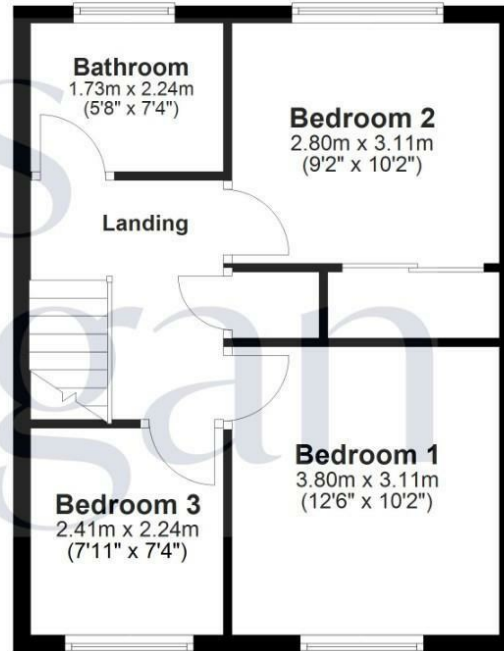
## Ground Floor

Approx. 55.9 sq. metres (602.2 sq. feet)



## First Floor

Approx. 40.2 sq. metres (432.7 sq. feet)



Total area: approx. 96.1 sq. metres (1034.9 sq. feet)

## Garden & Grounds

A driveway is accessed from Geraints Way via a drop-down kerb. This leads to the garage/store whilst a path runs to one side of the garage into the rear garden; steps lead up past an ornamental fish pond, through the front garden area to the principal entrance doorway. To the rear of the property is a tiered garden. A patio/terrace area is accessed directly from the dining room. This paved space is bordered, to one side by rockery. Steps to the side lead up from here to a larger area of lawn running up to the rear boundary. From the paved terrace, steps lead down to a yard area from which there is access into the garage/home office and via a side gate, to the driveway.

The garage has been subdivided to create a front storage area (approx 2.1m deep) accessed via the up and over door. A larger portion to the rear, accessed via a double glazed door, has been plasterboard and 'skimmed' and would create a superb home office / study / workshop etc.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	





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