



10 Wolfe Close  
Cowbridge, Vale of Glamorgan, CF71 7AZ

Watts  
& Morgan



# 10 Wolfe Close

Cowbridge, Vale of Glamorgan, CF71 7AZ

Guide price: £325,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A wonderfully neat and move-in ready property located at the head of this cul-de-sac and within easy reach of Cowbridge Town Centre with its schools, shops and services. Great family accommodation offers considerable scope to further extend / add a dormer (subject to any appropriate consents) as many others have done. Living room with wood burner, adjacent sitting area opening to rear garden. Kitchen and adjacent dining room/ bedroom three. Ground floor bathroom with modern white bathroom suite. To the first floor: two double bedrooms. Garage and front garden; deep side garden; larger deck and lawn to the rear.



## Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk



## Summary of Accommodation

### About the property

10 Wolfe Close is located at the head of this cul-de-sac off Geraints Way, in a great, popular spot conveniently close to Cowbridge town, its shops, schools and services. Playing fields are a short walk away, accessed via a footpath beyond the rear boundary. The property itself is in great order with spacious, move-in ready accommodation offering considerable scope to extend/develop as many others close by have done. Principal entrance is to the side of the property into a ground floor hallway from which doors lead to all rooms; a staircase lead to the first floor. The family lounge is to the rear of the property and has, as a focal feature, a wood burning stove recessed within a chimney breast and resting on a slate hearth. It has a broad picture window overlooking the rear garden and an adjacent sitting area with doors opening to a timber deck with lawn beyond. Overlooking the front of the property is a dining room / sizeable third bedroom with neat under stairs store/ cwtch. The kitchen enjoys the same aspect with a door giving access to the same front garden. Ground floor also features a modern bathroom with contemporary white suite and shower over bath.

A straight run staircase leads to the first floor to the two bedrooms, both positioned to overlook the lawned rear garden and towards the wooded land between Geraints Way and The Verlands. An inner landing has a door opening to an especially deep attic storage space running the width of the property and providing exceptional potential for a dormer to be added (subject to any appropriate consents) as many others in the neighbourhood have done. Second bedroom is a long double room enjoying the same aspect as the principal bedroom and featuring its own wardrobe.

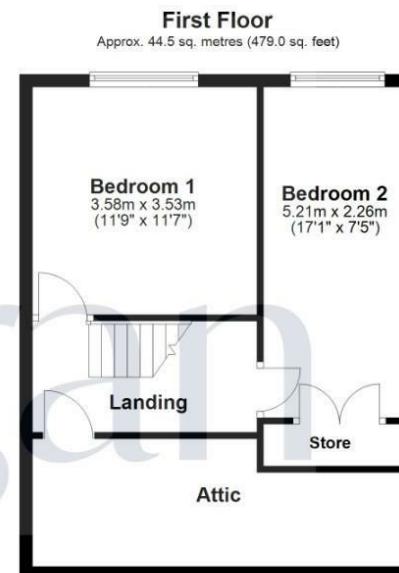
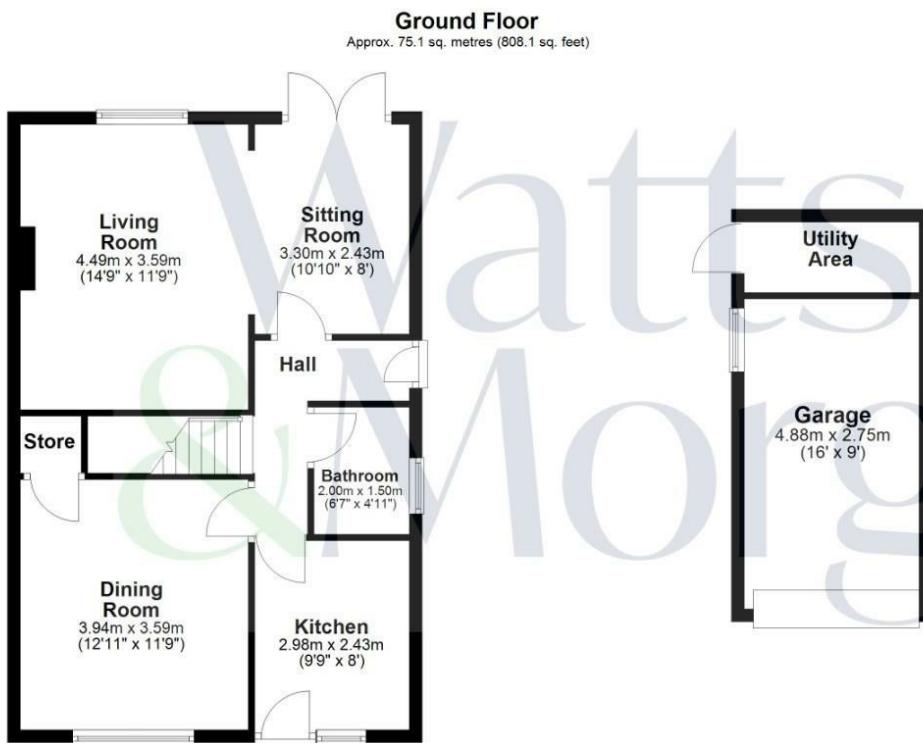


### Additional information

Leasehold. 99 years from 1967 (40 years remaining). Potential to be sold Freehold - please ask for further information. All mains services connect to the property. Gas fired combi central heating. Council tax: Band E

## Garden & Grounds

Located to the corner of this cul-de-sac, a shared section of driveway leads to the garage for the property. The garage is entered via an up and over door and has been sub-divided to create a garage store space (approx max 4.9m x 2.8m) and utility area (approx max 1.2m x 2.8m) with space/plumbing for washing machine and additional storage. Gated entrance, to the side of the garage, leads to a path skirting past a lawned garden and running to the kitchen door. Said path continues to the southern side of the property to the original entrance doorway. There is considerable potential for parking to be created to this front garden by altering the garage/garden configuration. The deep side garden and the level rear garden lends itself landscaping as to one's own preferences. Rear boundary is marked by a timber fence with a gated entrance leading to a public footpath running to the Police Fields in one direction and, to the other direction, to The Verlands / Llanblethian.



Total area: approx. 119.6 sq. metres (1287.1 sq. feet)



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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