



47, Dunraven Close
Cowbridge, CF71 7FG



Watts
& Morgan

47 Dunraven Close

Cowbridge CF71 7FG

£2,200 Per Month

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A beautifully presented detached, four bedroom family home in exceptional order and located close to Cowbridge. The downstairs comprises of a living room, downstairs W/C, kitchen/diner which boasts an impressive extension with bi-folding doors out into the rear garden, utility room. To the upstairs, a master bedroom with en-suite shower room, three further bedrooms and family bathroom. Driveway parking and garage. Landscaped garden to rear with patio and lawn.

EPC rating: B

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 bypasses 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

- * An exceptionally well presented family home within this popular development and conveniently located for Cowbridge Town.
- * Entrance hallway with staircase to first floor; doors lead to lounge, to large extended kitchen/diner, to an under stairs store and to a cloakroom.
- * A sizeable family living room with shuttered bay window looks to the front elevation .
- * Kitchen/diner has been beautifully extended, overlooking the rear of the property with expansive bi-folding doors allowing lots of light into the property
- * Distinct kitchen area with an excellent range of contemporary units and appliances to remain including: gas hob, double oven/grill and dishwasher.
- * A utility room is located off the kitchen providing additional storage space and plumbing for a washing machine.
- * Landing area with doors to all four bedrooms and to bathroom.
- * Largest, principle bedroom with shuttered windows and with its own contemporary en suite shower room.
- * Second double bedroom with built-in wardrobes, overlooking the rear garden.
- * Third double bedroom also with fitted wardrobes and, again, overlooking the rear garden.
- * Bedroom 4 with shuttered windows and looking to the front
- * Contemporary family bathroom with shower over bath

