



33, Geraints Way
Cowbridge, CF71 7AY



Watts
& Morgan

33 Geraints Way

Cowbridge CF71 7AY

£1,495 PCM

4 Bedrooms | 1 Bathrooms | 1 Reception Rooms

- *A spacious and versatile four bedroom semi-detached property located within walking distance to Cowbridge Town Centre.
 - *Offering front-facing elevated views over Cowbridge and beyond.
 - *Entrance hallway with WC.
 - *Two double bedrooms to the ground floor.
 - *First floor offering lounge, modern fitted kitchen, 3-piece bathroom, master bedroom and bedroom 4/home office.
- EPC Rating D

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.

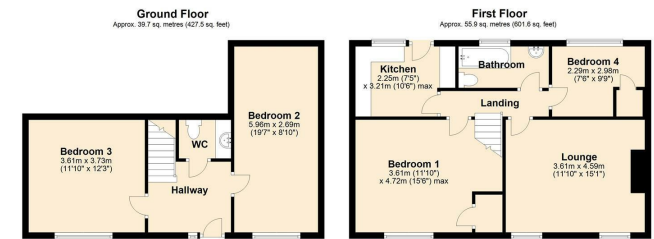
ACCOMMODATION

- *A welcoming hallway offers a WC, understairs storage space and a staircase to the first floor.
- *Two good size double bedrooms are located to the ground floor.
- *The first floor landing provides a loft hatch which is where the gas combi boiler is located. All doors lead off.
- *The Lounge enjoys two uPVC windows with front-facing views over Cowbridge Town and beyond, and a central freestanding electric fireplace.
- *The Kitchen is fitted with a range of beech wall and base units with appliances to remain to include; 4-ring gas hob, oven with grill, slimline dishwasher, washing machine and fridge freezer. A courtesy door provides access to the rear garden.
- *The Master Bedroom is a good size double room with window to the front elevation and a useful storage cupboard with hanging rail.
- *Bedroom Four/Home Office provides versatility with a window overlooking the rear garden and a storage cupboard.
- *The Family Bathroom offers a 3-piece modern white suite with fully tiled walls and a shower over bath.

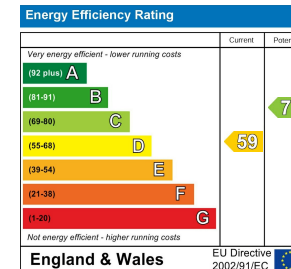
GARDENS & GROUNDS

- *No.33 is approached off the popular cul-de-sac onto a large block paved driveway providing off-road parking for three vehicles.
- *The rear garden has been landscaped to offer four tiers to include; a patio area, steps leading up to several lawned sections and offering an abundance of mature shrubs and trees.
- *Towards the top of the garden, superb views can be enjoyed over Cowbridge Town and beyond.

From our Offices in Cowbridge High Street, proceed in a westerly direction. Turn left into Llantwit Major Road and proceed up the hill, taking the next left into Geraints Way. Bear left after about 100 metres, to find no 33 to your left after a further 100 metres.



Total area: approx. 95.6 sq. metres (1029.1 sq. feet)
Plan produced by Watts & Morgan LLP
 Plan produced using PlanUp



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