



## Cowbridge Road, £365,000

- 1900's detached character cottage
- Y Pant secondary school catchment area
- Extended and versatile three double-bedroom layout
- EPC Rating D
- EPC Rating: D



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## About the property

STUNNING 1900's modernised DETACHED family home featuring original stone walls, fireplaces, and versatile living spaces. Close to amenities, and in Y Pant school catchment. Perfect for families book your viewing now.







## Accommodation

### Upgrades And Improvements

In the 12 years the current owners have lived here, the property has undergone two major refurbishments, the most recent completed in 2020. These extensive upgrades include a new roof with tiles and felt, as well as new internal and external doors, all under warranty. UPVC sash windows, thoughtfully chosen to complement the character of the cottage, were also installed. Inside, the property has been modernised with a new log burner, a combi boiler, and updated kitchen and bathrooms. It has been completely redecorated throughout, with new flooring added in 2019.

Externally, the cottage was re-rendered with lime render, and the stonework was repointed to enhance its historic charm. Additionally, within the last 12 months, the versatile outbuilding has been overhauled, making it ideal for use as a home office, gym, or flexible living space.

### Outside Front

Approached via original stone wall with steps leading up to front door. A front low maintenance area with footpath leading to rear garden via the side gate.

### Entrance Hall

Providing access to all ground floor rooms. Door leading to Pantry cupboard offering additional storage and shelving.

### Entrance Porch

Traditional style tiled flooring. Power points. External outside light. Also offers ample storage space door leading to kitchen

### Kitchen /Dining

12' 7" x 11' 4" ( 3.84m x 3.45m )

A striking range of matching cream shaker style wall and base units with complimentary oak worksurfaces over. Set with dual fuel 'Britannia' range cooker with Electric cooker hood over. Integrated appliances include dishwasher and fridge freezer. Belfast sink. Tiled splash backs. Ceramic floor tiles to Herringbone design. Smooth ceiling finished with recessed spotlights. Room for dining table and chairs.

### Lounge /Sitting Room

25' 9" max x 10' 8" max ( 7.85m max x 3.25m max )

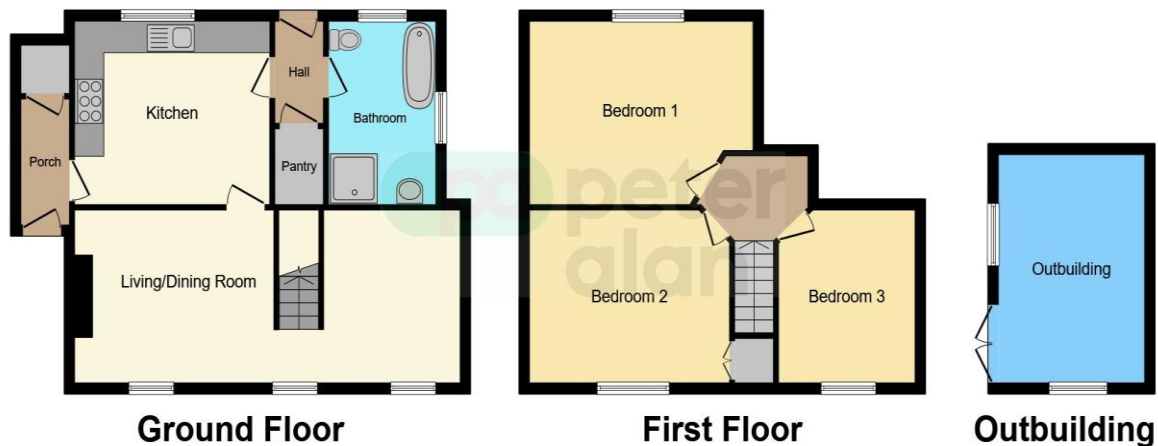
This impressive space is divided into two reception rooms by a central staircase, which also features convenient built-in storage. The entire area is adorned with three double-glazed sash windows on the front aspect and finished with oak-engineered laminate flooring in a striking herringbone design.

The lounge stands out with its exposed stonework and a recessed fireplace, which houses a wood-burning stove. The fireplace is beautifully accented with white fish-scale wall

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## Floorplan



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