



Porth-Y-Green Close, Cowbridge

£390,000

- Walking distance to Cowbridge High Street
- Planning Permission Granted for Single Storey Rear Extension and Driveway Parking
- Three Bedroom End of Terrace and Modern Family Bathroom
- Two Reception Rooms & Brand new fitted kitchen + utility room



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About the property

Located in a highly regarded village with potential to reconfigure and close to amenities with planning permission granted under reference 2020/01021/FUL for a single storey extension to the rear and create a crossover with drop kerb for a new driveway to the front.

With versatile accommodation including two reception rooms, a brand new fitted kitchen and utility room, three good sized bedrooms, a recently fitted family bathroom and a modern combination boiler. Large front and rear gardens and countryside views from the master bedroom and bedroom two.

Situated in a prime location close to Cowbridge High Street with an array of boutique style shops, supermarket, and restaurants and within catchment for excellent schools including Cowbridge comprehensive school. Recreation facilities including parks a leisure centre and various sporting clubs which offer tennis, squash, cricket, rugby, football and bowls. The good local road network including the A48 and M4 brings major centres within easy commuting distance. The Heritage Coast a short distance away.

The planning permission incorporates the outbuilding within the single storey extension to create a spacious open plan kitchen dining room, with utility room and downstairs shower room. To the front the planning permission is to utilise half of the garden to provide driveway parking for two cars.

The vendor currently rents a garage from the Vale of Glamorgan council.



Entrance

Enter the property via a PVC front door with obscure glazed panel in to entrance hallway. Double glazed window to the front aspect. Wood effect flooring. Radiator. Central heating thermostat. Stairs rising to the first floor. Doors into lounge and dining room.

Lounge

14' 11" x 11' 11" (4.55m x 3.63m)
Dual aspect view with double glazed windows overlooking the front and rear gardens. Laminate flooring. Radiator. Wall mounted electric fire with surround.

Dining Room

11' x 9' 11" (3.35m x 3.02m)
Can be accessed from the entrance hallway and the kitchen. Laminate flooring. Radiator. Tiled Fire surround and open fire. Exposed saw cut beams. Double glazed window to the front.

Kitchen

9' 11" x 7' 10" (3.02m x 2.39m)
A newly fitted neutral kitchen completed in January 2023, which comes complete with a 10 year guarantee. Comprising matching wall and base units, oven and hob.

Utility Room

9' 11" x 5' 11" (3.02m x 1.80m)
Continuation of the tiled floor from the kitchen. Space for freestanding appliances. Radiator. PVC door leading to the side of the property.

First Floor Landing

Carpeted staircase leading up from the entrance hallway on the landing. Double glazed fixed panel window to the rear allowing natural light. Loft hatch. Door to airing cupboard housing the modern "Worcester" combination boiler. Doors leading to all first floor rooms.

Master Bedroom

14' 11" x 12' 1" (4.55m x 3.68m)
An excellent sized principal bedroom with dual aspect views with double glazed window overlooking both the front and back of the property. Fitted carpets. Recess, perfect for freestanding storage. Radiator.

Bedroom Two

13' 4" x 10' 11" (4.06m x 3.33m)
Large double glazed window to the front aspect. Radiator. Fitted carpets.

Bedroom Three

9' 11" x 8' (3.02m x 2.44m)
Double glazed window to the side aspect. Fitted carpets and radiator

Family Bathroom

Fitted in the last 2 years. A modern suite comprising bath with overhead shower and glass screen. Low level wc with dual flush. Wash hand basin. Fully tiled walls and floor. Obscure glazed window to the side aspect. Heated, chrome wall mounted radiator.

Front Garden

Hedged boundary with metal pedestrian gate and path leading to the front door. Laid to lawn. Path and further gate providing side access.

Side Garden

Access via path and wooden gate provides rear access also provides access into your utility room. To the side of the property is an outside toilet and store room, which would be included within the granted planning permission.

Rear Garden

Mainly laid to lawn is this spacious and level garden with fenced boundary. Two fixed poles for washing line. Concrete path leading to shed. Outside tap.

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

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