



 4  3  4
Tair Onen, Cowbridge
guide price £650,000



About the property

A substantial and beautifully presented four bedroom extended semi-detached family home positioned on a generous plot and located in the sought after Tair Onen Forest off the A48 within the Vale of Glamorgan.

Internally the spacious and versatile accommodation offers a stylish and high specification kitchen with Island, a conservatory overlooking the large rear garden, a relaxing living room with living flame inset fire opening onto a separate dining room, an additional reception room and a downstairs WC. To the first floor there is a large landing which could be utilised as a study or reading area, Two bedrooms with a Jack and Jill bathroom and the Master bedroom benefiting from its own ensuite, a further double bedroom, a single bedroom and a newly fitted family bathroom.

Attached to the property is a tandem long garage/workshop. Externally the property offers a substantial landscaped Southerly facing rear garden with gated private parking, a generous lawn and patio area with a Summer house at the far end and a sunken BBQ area with additional land to the side of the summer house for storage. To the front elevation there is also driveway parking.

Just a few minutes' drive to the East is the major out of Town shopping centre at Culverhouse Cross and then easy access into the capital city with its highly regarded City Centre, vibrant Cardiff Bay and major transport links via M4, and Cardiff Airport. To the West via the A48 is the Historic Market Town of Cowbridge

Accommodation

Rear Entrance Porch

Via a UPVC door with UPVC glazed panels each side, access onto the inner passage way, tiled flooring

Inner Passage Way

Offering access to living area, dining area, downstairs cloaks, Kitchen/ diner, stairs to first floor, radiator, coat hanging space, tiled floor

Kitchen

20' 2" x 21' 4" (6.15m x 6.50m)

Stylish and modern fitted kitchen with ample contrasting wall and base units with granite work surface above base units, inset stainless steel sink with mixer tap, integrated dishwasher, fridge, freezer, stove oven , chimney extractor hood, split tiled splash back, sunken spot lighting, tiled flooring, central Island, modern radiator, space for fridge freezer with wine rack to the side, Two UPVC double glazed windows to front, door offering access to the front. glazed door onto conservatory.

Conservatory

10' 11" x 9' 11" (3.33m x 3.02m)

Laminate flooring, UPVC double doors opening onto rear

Living Room

16' 2" x 17' 3" (4.93m x 5.26m)

UPVC double doors to rear, with UPVC window each side, feature inset fire, two radiators, laminate flooring , opening onto dining room

Dining Room

16' 8" x 13' 5" (5.08m x 4.09m)

UPVC double glazed window to front, laminate flooring, door to study, door to inner passage





Reception Room/ Study

16' 11" x 8' 1" (5.16m x 2.46m)

UPVC double glazed window to front, tiled flooring, sunken spotlighting, wall mounted heater, two velux windows to ceiling, door to garage

Downstairs Wc

UPVC double glazed window to side, Wash hand basin, radiator, low level WC with dual flush, tiled flooring

Landing Area

Via carpeted staircase. This generous landing area has ample space to create a study space or sitting area, carpeted landing with UPVC double glazed window to front, doors to bedroom three and four, family bathroom, access to inner landing area, radiator

Bedroom Three

11' 10" x 10' 9" (3.61m x 3.28m)

UPVC double glazed window to the front, wardrobes, radiator and carpets

Bedroom Two

17' 3" x 10' 6" (5.26m x 3.20m)

Two UPVC double glazed windows to front, two radiators, carpets, fitted wardrobes, door to Jack and Jill Bathroom

Jack and Jill Bathroom



UPVC double glazed window to side, Modern suite comprising of wash hand basin with vanity below and mixer tap above, low level WC with hidden cistern, Bath with shower over and glazed shower panel, heated towel rail, sunken spot lighting, luxury tiled flooring, door to bedroom one.

Bedroom One

17' 3" x 13' 7" (5.26m x 4.14m)

Two UPVC double glazed windows to rear, Two radiators, carpets, door to en suite, door to Jack and Jill bathroom, wardrobes

Ensuite

Modern suite comprising of wash hand basin with vanity below and mixer tap above, Walk in shower with glazed screen, low level WC with hidden cistern, luxury tiled flooring, built in shelving area, sunken spot lighting

Bedroom Four

9' 10" x 8' 2" (3.00m x 2.49m)

UPVC double glazed window to rear, laminate flooring, radiator

Family Bathroom

A brand new, stylish suite consisting of walk in shower with black shower tray, glazed panel shower screen, black rainfall shower with hand held hair attachment, built in vanity unit with inset sink, black mixer tap above and vanity mirror, low level WC with black housing ,



black heated towel rail, marble effect tiled floors and walls, sunken spot lighting UPVC double glazed window to rear

External Front

Tarmac driveway extending across the entire front elevation offering ample parking, access to property via porch area via UPVC door into kitchen

External Rear

Access via private gate onto generous block paved drive way, block paved patio area perfect for table and chairs, large lawn area with mature hedge providing privacy, summer house to far end of garden with sunken BBQ area and storage area to the otherside of the summerhouse









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

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.