



 4  2  3
Court Close, Aberthin Cowbridge
offers over £620,000



About the property

This substantial and very well presented family home is positioned on a corner plot within a quiet cul de sac on a highly regarded "Edenstone" built development in the quaint and sought after Vale Village of Aberthin. This perfect, modern family home offers spacious accommodation throughout and is finished off to a very high standard. Its welcoming traditional hallway connects all of downstairs principle rooms such as a relaxing living room, study or home office and the fantastic open plan kitchen/ diner and family room, which is most certainly the heart of the home. In addition to this there is a downstairs cloak room and a utility room off the kitchen. To the first floor there is a spacious landing area with four double bedrooms leading off and the family bathroom. The master bedroom benefits from its own en suite and dressing area. Externally to the rear there is a private, low maintenance Southerly facing garden laid with easily maintained artificial grass and a paved area, perfect for entertaining with partial views of the surrounding countryside. The front of the property is planted with an array of shrubs and to the side there is a generous sized driveway leading to the detached garage which has a up and over door, power and lighting. Aberthin is located less than 2 miles from Cowbridge main High street where you will find an array of boutique style shops and is within walking distance to Cowbridge Comprehensive School.

Accommodation

Entrance Hallway

Via a sheltered porch area via a traditional composite part glazed door with UPVC windows each side, an impressive timber staircase, high quality wooden effect flooring, large understairs storage cupboard, doors to living room, study, downstairs cloakroom, Kitchen/ dining/ family room, sunken spotlighting, radiator

Living Room

16' x 12' 1" (4.88m x 3.68m)
A perfect space to relax and un wind with UPVC double glazed sash window to front, neutral carpet, two radiators

Study

9' 8" x 9' 1" (2.95m x 2.77m)
UPVC double glazed sash window to front, neutral carpets and radiator

Cloakroom

Fitted with a pedestal wash hand basin, low level WC, continuation of high quality wooden effect flooring, fitted wall mounted mirror

Kitchen/ Diner

28' 6" x 9' 10" (8.69m x 3.00m)
A stylish, modern kitchen fitted with a range of matching "Shaker" style wall and base units with a contrasting butcher block effect roll top work surface with upstand and breakfast bar area. Stainless steel one and a half bowl sink with drainer and mixer tap, integrated fridge, freezer, dishwasher, built in double oven, ceramic hob with splashback, stainless steel extractor hood, under plummet lighting,





sunken spotlighting, wooden effect flooring which continues in to dining area, radiator UPVC double glazed window to rear, door on to utility room. The dining area offers ample space for table and chairs, radiator, with opening onto family room

Family Room

10' 8" x 9' 4" (3.25m x 2.84m)
UPVC double glazed window to side, UPVC double doors opening on to rear garden, continuation of wooden effect flooring, radiator

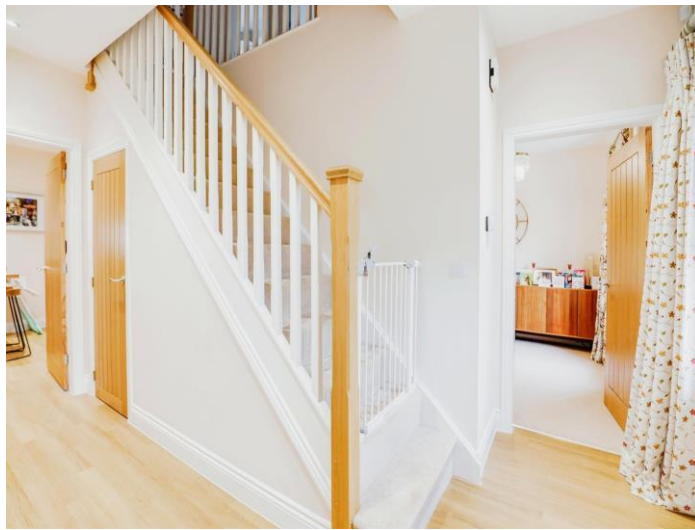
Utility Room

UPVC part glazed obscure door to side elevation onto driveway, fitted " Shaker" style wall and base cupboard with butchers block wooden effect roll top work surface and upstand, stainless steel sink space for washing machine, concealed Ideal Logic boiler and radiator

Landing

Via a carpeted stair case onto a generous sized carpeted landing with doors to all four bedrooms and family bathroom, loft hatch, airing cupboard, sunken spotlighting and radiator

Bedroom One



12' 6" x 12' 6" (3.81m x 3.81m)
UPVC double glazed sash window to front elevation, radiator, part pitched ceiling, neutral carpets, opening on to dressing room, door to en suite

Dressing Room

8' x 7' (2.44m x 2.13m)
UPVC double glazed sash window to front elevation, floor to ceiling mirrored wardrobes to both walls, neutral carpet and sunken spotlighting

En Suite

A modern suite with a pedestal wash hand basin and wall mounted mirror above, low level WC, large fully tiled shower cubicle with glazed door, chrome heated towel rail, sunken spot lighting, wood effect flooring

Bedroom Two

12' 9" x 10' max (3.89m x 3.05m max)
UPVC double glazed sash window to front, radiator, neutral carpets, built in mirrored wardrobes

Bedroom Three

12' 9" x 8' 9" (3.89m x 2.67m)



UPVC double glazed window to rear with views towards the common, fitted mirror wardrobes, neutral carpet, radiator

Bedroom Four

10' 8" x 8' 9" (3.25m x 2.67m)
UPVC double glazed window to rear, neutral carpet, radiator

Family Bathroom

UPVC double glazed obscure window to rear, a modern suite consisting of a panel bath with mixer tap and hand held hair attachment, pedestal wash hand basin with fitted mirror above, low level WC, large fully tiled double shower with glazed door, chrome heated towel rail, sunken spotlighting and wooden effect flooring

External Front

The front of the garden is planted with an array of shrubs with steps down to the pavement, to the side of the property there is a large driveway leading to a detached garage with an up and over door, power and lighting and a personnel door to the side onto the rear garden

External Rear



A private, enclosed and low maintenance Southerly rear garden laid with artificial grass and a patio area, perfect for entertaining which extends across the rear elevation to the garage. To the otherside there is an area laid with chipping's. A side gate offers access onto the driveway







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.