



**Druids Green, Cowbridge**

**offers over £270,000**

- Within walking distance to Cowbridge High Street and Cowbridge Comprehensive
- Council Tax - Band D
- Three bedrooms, modern family bathroom & Parking space.
- EPC Rating: C



 3  1  2



## About the property

Presenting to the market a 3 bedroom end of terraced property in need of some modernisation, which is very conveniently located to access Cowbridge High Street, which offers a wide range of independently owned shops and restaurants. There are well regarded local Primary and Secondary Schools within walking distance.

Recreation facilities include 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, with its walks and sandy and stony beaches lies to the south and west.

The property briefly comprises an entrance hallway, lounge, open plan kitchen/ diner and the addition of a small conservatory which is utilised as a utility space currently. Upstairs are two double bedrooms, along with a modern, white family bathroom and the third, single bedroom.

Outside there is a lawned garden to the front and an enclosed low maintenance rear garden. A pedestrian gate leads beyond this, this will take you to a parking space. The property is also located within close proximity to a children's play area and within short walking distance to Cowbridge Comprehensive School.



## Accommodation

### Entrance

Enter through front door into entrance porch with door leading into lounge.

### Lounge

16' 11" max x 12' 1" ( 5.16m max x 3.68m )  
A spacious reception room centred around a feature fireplace. Window to front, open staircase to first floor. Double doors open to dining area, a second door also open to kitchen.

### Kitchen / Dining

11' 6" x 16' 5" ( 3.51m x 5.00m )  
The kitchen has been opened up to create a feeling of open plan yet separated into clear kitchen and dining areas. The kitchen is fitted with a range of wall and base units to provide ample storage and work surface space, inset sink unit, cooking stove. Door to conservatory. The dining area has double doors to lounge and a patio door opening to rear courtyard garden.

### Conservatory /Utility

Currently utilised as a utility space, but handy additional space

### First Floor Accommodation

Carpeted stairs leading from the lounge. Loft access. Window to side aspect and doors to all first floor rooms

### Bedroom One

10' 8" x 10' 7" ( 3.25m x 3.23m )  
Double glazed window to the front. Carpets. Radiator and built in wardrobes

### Bedroom Two

10' 2" x 9' 10" ( 3.10m x 3.00m )  
Double glazed window to the rear. Carpets and radiator

### Bedroom Three

6' 9" x 6' 8" ( 2.06m x 2.03m )  
Single bedroom. Window to front. Carpets. Radiator

### Family Bathroom

Fitted with a modern bathroom suite in white. Comprising bath with overhead shower wash hand basin and w.c. Obscure glazed window to the rear

### External

To the front is a footpath leading to the front door. Lawned front garden and walled boundary to two sides.

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## Floorplan



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