



Cae Stumpie, ##Invalid £250,000

- Council Tax D
- Spacious Three Bedroom Maisonette in Walking Distance to Cowbridge High Street
- Large, enclosed lawned Garden with Shed
- Kitchen, large lounge, three bedrooms all with built in wardrobes, bathroom and w.c



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About the property

This well appointed maisonette which comes with lots of storage throughout features an entrance porch, hallway, fitted kitchen, and a generous lounge/dining room. The first floor offers two double bedrooms, a single bedroom, and a bathroom with a separate WC. The property also includes a fully enclosed west-facing lawned garden with garden shed, to remain, and access to a resident parking area. Offered with no ongoing chain.

The property is in very close proximity to Cowbridge High Street. Cowbridge, located at the heart of the rural Vale, is renowned for its quality shops, boutiques, restaurants, pubs, and cafes. It also features Waitrose, Tesco Express and Filco.

Additional services include a two doctors practices within the same building, leisure centre, various sporting clubs, public library, and the Old Hall Community Centre. With all this on offer, aswell as excellent school catchment at both primary and secondary levels, makes this property a very attractive proposition and must be viewed internally!



Accommodation

Location

Excellent local primary and secondary schools. Access to Cowbridge is via the A48, which bypasses the town, and the M4 motorway to the north, serviced by junctions 33, 34, and 35. Cardiff, the capital city with comprehensive amenities, is approximately 13 miles east, offering a mainline rail connection to London in around two hours. Cowbridge itself offers good bus links. The Heritage Coastline with cliff-top walks and sandy and stony beaches, lies to the south and west.

Porch And Hallway

From the ramped entrance, a uPVC front door leads into a porch area with a secondary door opening into the hallway. The hallway features a useful double-opening walk-in, spacious, storage cupboard.

Kitchen

12' 4" x 8' 4" (3.76m x 2.54m)

Positioned just off the hallway, the kitchen is fitted with a range of walnut wall and base units and complementary laminate work surfaces. It includes an integral under-counter fridge, a 4-ring gas hob and oven/grill with pull-out extractor, and space for two freestanding appliances. A large uPVC window overlooks the front entrance and garden, benefiting from a westerly aspect. Laminate flooring and a good-sized fitted pantry cupboard.

Lounge / Dining Room

21' 10" x 13' 11" (6.65m x 4.24m)
The reception room is located at the rear of the property with two large south-facing windows. The room features an inset gas fire with an oak mantel, surround, and marble backplate with hearth. A carpeted staircase leads to the first floor, with storage space beneath.

First Floor Landing

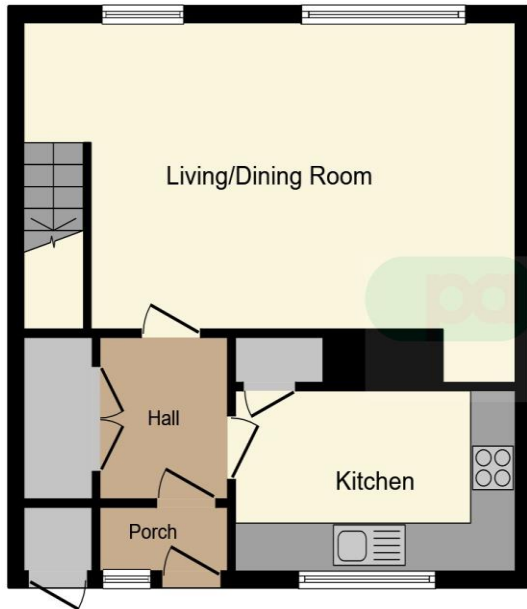
Carpeted landing. Access to the loft space and doors leading to all first floor rooms. There is a separate WC adjacent to the bathroom.

Bathroom

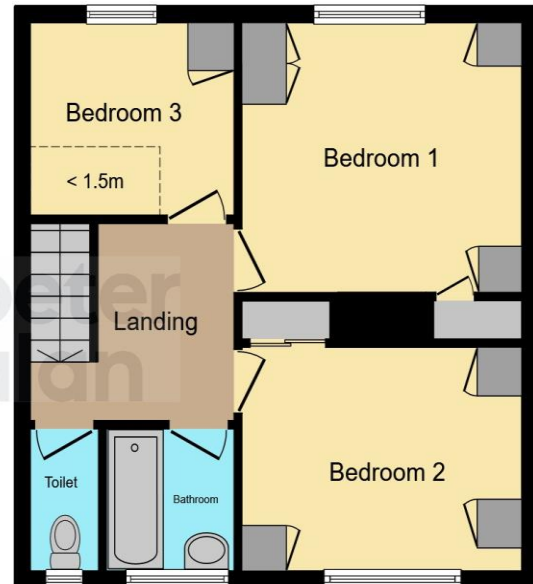
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Floorplan



Ground Floor



First Floor

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