



Cae Stumpie, Cowbridge

£260,000 - £270,000

- Guide Price £260,000- £270,000
- Beautifully presented three bedroom maisonette with sizeable, enclosed garden with shed
- Modern Kitchen / breakfast room, large lounge, lots of storage throughout,.
- Shower room, w,c and all within walking distance to Cowbridge High Street
- Council Tax - Band D



 3  1  1



About the property

Discover the perfect blend of comfort and convenience with this beautifully appointed, move-in-ready maisonette! Bursting with storage and style, this home welcomes you with a charming entrance porch and hallway, leading to a sleek, modern kitchen complete with breakfast bar and a spacious lounge/dining room that's perfect for relaxing or entertaining.

Upstairs, you'll find three double bedrooms and a stylish family shower room with a separate WC. The large windows throughout flood the home with natural light, creating a bright and airy atmosphere.

Outside, enjoy the fully enclosed and spacious west-facing lawned garden – ideal for soaking up the afternoon sun – complete with a handy garden shed and access to a residents' parking area.

Just steps away from the vibrant Cowbridge High Street, you'll be at the heart of the sought-after Vale of Glamorgan, known for its boutique shops, chic restaurants, charming pubs, and cafes. Plus, enjoy the convenience of nearby supermarkets like Waitrose, Tesco Express, and Filco.



Accommodation

Location

This area boasts exceptional primary and secondary schools, making it ideal for families. Cowbridge is easily accessible via the A48, which bypasses the town, and the nearby M4 motorway, with junctions 33, 34, and 35 just minutes away. Cardiff, the vibrant capital, lies only 13 miles to the east, offering a wealth of amenities, including a mainline rail service that connects you to London in just about two hours. Cowbridge also benefits from reliable bus routes, making travel convenient.

For nature lovers, the stunning Heritage Coastline, with its dramatic cliff-top walks and a mix of sandy and pebble beaches, awaits to the south and west, offering a perfect escape into scenic beauty.

Porch And Hallway

Enter via UPVC door which has a storage shed next to property in to entrance entrance porch. Front door in to hallway with tiled flooring, door to large walk in closet and doors leading to kitchen and the lounge

Kitchen

12' 3" x 8' 5" (3.73m x 2.57m)

Continuation of the tiled flooring from the hallway. Fitted 6 years ago with a modern kitchen comprising wall and base units with complementary works tops extending to a breakfast bar. Electric induction hob and oven. Sink and drainer, integrated dishwasher, space and plumbing for washer/dryer and space for fridge/freezer. Large double glazed window to front aspect and door to larder cupboard.

Lounge / Dining Room

21' 9" max x 13' 11" (6.63m max x 4.24m)

A spacious room full of natural light from the two double glazed windows to the rear. Stairs rising to the first floor, radiator and fitted carpets.

First Floor Landing

Fitted carpets, loft access and doors to all first floor rooms

Bedroom One

12' 6" x 10' 11" (3.81m x 3.33m)

Double glazed window to the rear. space for sizeable free standing wardrobes. Door to storage cupboard. Carpets and radiator

Bedroom Two

12' 5" x 9' 1" (3.78m x 2.77m)

A good range of fitted wardrobes, double glazed window to the front. Fitted carpets, radiator and sliding door to storage cupboard housing combi boiler.

Bedroom Three

8' 10" x 8' max (2.69m x 2.44m max)

Over stairs storage cupboard. Carpets, radiator and double glazed window to the rear

Shower Room

Modern Shower room, with tiled floors and part tiled walls. Large shower with glass screen and. Oval wash hand basin set in vanity unit. Radiator, spotlights and obscure glazed window to the front.

W.C

Separate w.c with tiled flooring and part tiled walls, spotlights and obscure glazed window to front

External

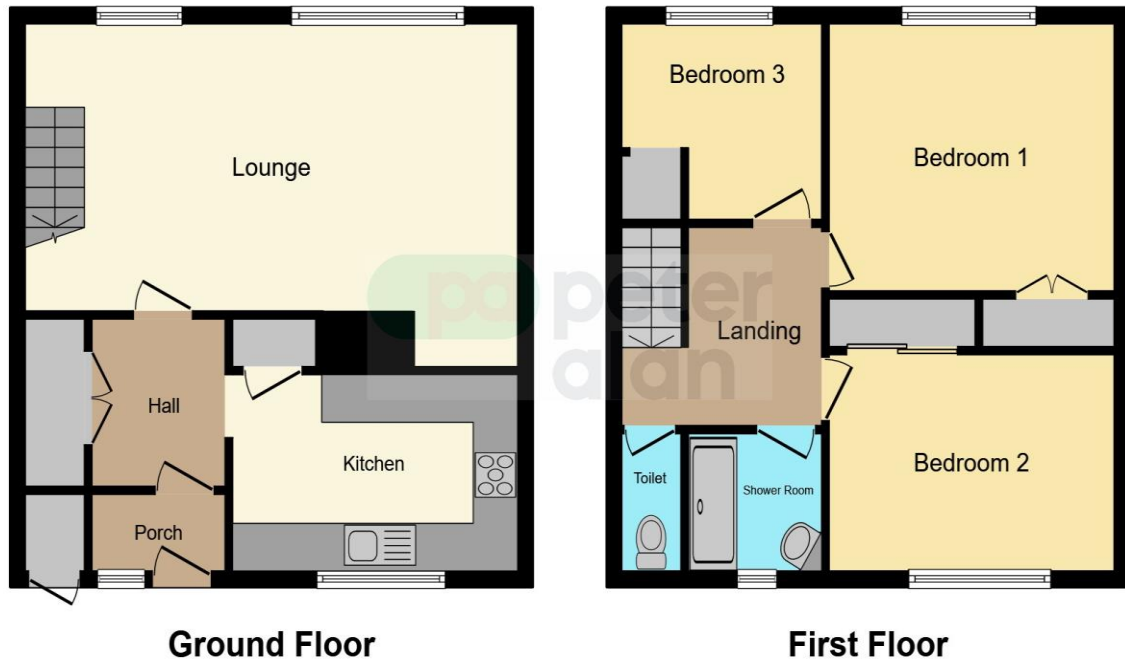
Access to the property is via a shared ramped footpath at the rear of the building, leading to individual entrance doors. A separate stepped path takes you down to each property's garden.

The garden offers a private, a spacious, level lawn, mature planted borders, and an extended patio—perfect for outdoor relaxation. A timber storage shed, included with the property, adds extra convenience.

01446 772857

enquiries@pablack.co.uk

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

pa peter
alan