
 3  1  2

Thaw Close, St. Mary Church Cowbridge

£345,000



About the property

Discover this exceptional family home, located in the desirable village of St Mary Church, close to Cowbridge. Set against a backdrop of farmland, this home offers stunning elevated views of the Vale. Thoughtfully extended to provide modern, open-plan living, it seamlessly integrates indoor and outdoor spaces, making it perfect for family life and entertaining.

The spacious interior spans over 1,000 sq ft, featuring a welcoming entrance hallway, a bright and airy lounge, and a contemporary kitchen/dining/living area that opens directly onto the rear garden. The ground floor also includes a convenient wet room. Upstairs, there are two generous double bedrooms, a third single bedroom, and a stylish three-piece family bathroom, providing ample space for all.

Step outside to a beautifully landscaped rear garden with a patio, raised deck, and lawn—ideal for relaxing and enjoying the countryside views. The property also offers private driveway parking for two vehicles.

Eco-conscious buyers will appreciate the home's air source heat pump and heat recovery ventilation system, designed to reduce energy bills and increase efficiency.

Don't miss the opportunity to make this stunning family home your own. Contact us today to arrange a viewing!

Accommodation

Location And Surroundings

Nestled in the heart of the popular Vale village of St Mary Church, this home is just 2½ miles from the market town of Cowbridge. The village itself offers a peaceful rural setting with a church and a well-regarded primary school in the nearby hamlet of "The Herberts." Cowbridge provides a wide range of amenities, including quality national and local shops, well-regarded schools, a library, a health centre, and a community hall. For sports enthusiasts, there is a local leisure centre and various clubs, including tennis, squash, rugby, football, cricket, and bowls. The A48 provides convenient access both east and west, with the M4 motorway further to the north, offering connections via junctions 33, 34, and 35 to and from the Vale of Glamorgan.

This property, part of the small development of Thaw Close, offers a perfect blend of contemporary living and rural charm, making it an ideal family home.

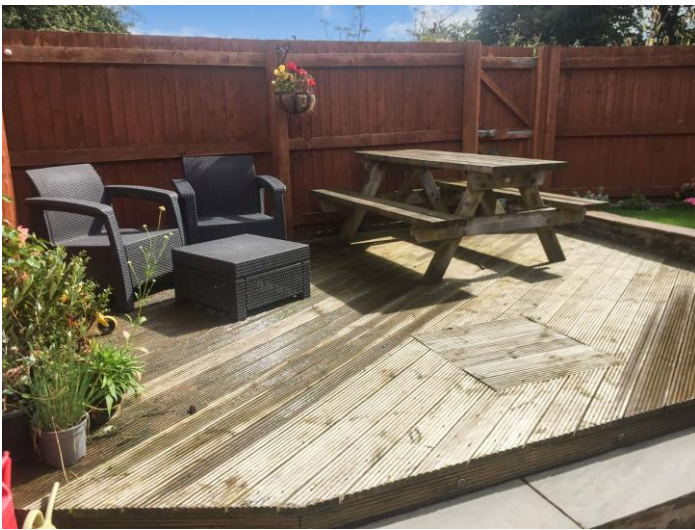
Eco Friendly Features

This eco-friendly home is equipped with an air source heat pump, underfloor heating on the ground floor, and a heat recovery ventilation system, ensuring lower energy bills and increased efficiency. The property operates on mains water and electricity and shares cesspit drainage with the other seven houses in the development. It is in Council Tax Band E.

Entrance Hallway

This beautiful family home opens with a canopied entrance and a composite front door that leads into a spacious





entrance hallway. Here, you'll find a carpeted staircase ascending to the first floor and a practical understairs storage cupboard, perfect for storing shoes and other items. Adjacent to the hallway is a walk-in wet room featuring a WC, sink, and shower, providing convenient ground-floor facilities.

Lounge

Located at the front of the property, the generous lounge enjoys a south-facing aspect, filling the room with natural light throughout the day. This inviting space offers ample room for comfortable furnishings, making it the ideal spot for relaxing and entertaining.

Kitchen / Dining/Family Room

At the heart of this family home lies the extended kitchen, dining, and living space—a superb addition that enhances the property's contemporary open-plan design. The kitchen boasts a high-quality solid wood finish with quartz countertops and a coordinating central island. It is equipped with a range of premium 'Neff' appliances, including a 'hide and slide' oven, micro/oven, induction hob with quartz splashback, dishwasher, and washing machine. The room flows seamlessly into a dining area and cosy snug, perfect for family gatherings and entertaining. Bi-folding aluminium 'anthracite' doors open out onto the rear patio, allowing for effortless indoor/outdoor living. The ground floor



benefits from zonal underfloor heating and quality LVT oak-effect flooring, adding to the home's modern, comfortable ambiance.

Wet Room

Conveniently located on the ground floor, the walk-in wet room includes a WC, sink, and shower, offering practicality and ease for daily use.

First Floor Landing

The first-floor landing houses an airing cupboard containing the hot water tank, which is linked to the air source heat pump. A large loft hatch provides access to a mainly boarded attic space, complete with a pull-down ladder and lighting, offering plenty of additional storage.

Bedrooms

On the first floor, you will find two spacious double bedrooms, each offering ample storage. The principal bedroom enjoys stunning views over the South Vale countryside, creating a serene retreat. The third single bedroom features a fitted sliding door wardrobe, which can be removed to accommodate a single bed if desired. All bedrooms share access to a well-appointed 3-piece family bathroom.



Family Room

The family bathroom on the first floor is a 3-piece suite, providing a functional and comfortable space

Gardens And Grounds

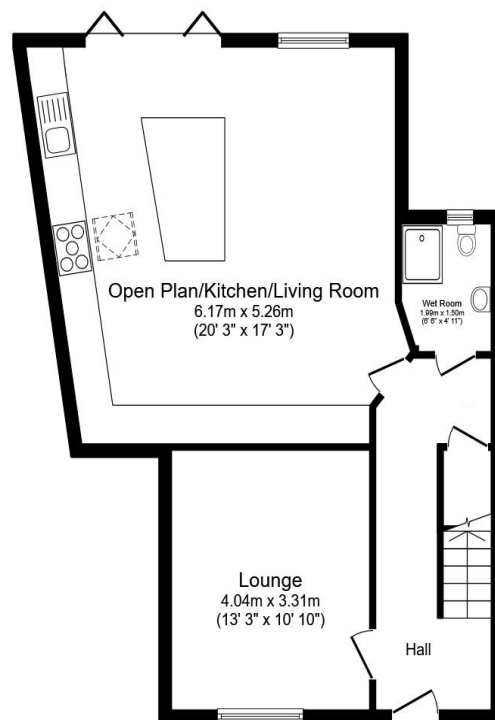
The property benefits from private allocated parking for two vehicles directly in front, accessible via a shared driveway for the development. Side access leads around to the fully landscaped rear garden, which features a recently fitted sandstone patio, a raised deck area with outdoor lighting, and a tap. The garden also includes a raised lawn area with a timber storage shed, all set against a backdrop of farmland, providing a tranquil outdoor space.





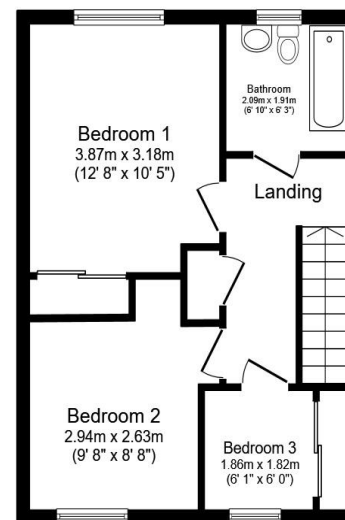
01446 772857

enquiries@pablack.co.uk



Ground Floor

Floor area 62.8 m² (676 sq.ft.)



First Floor

Floor area 40.4 m² (435 sq.ft.)

TOTAL: 103.2 m² (1,110 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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 mortgages are not regulated.

