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Fitzhamon Road, Cowbridge, Vale of Glamorgan

£460,000

 **pablack**

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About the property

Discover a brand new, beautifully designed, spacious 4-bedroom detached family home, perfect for modern living!

Step inside to experience the large, light-filled living room and open-plan kitchen/dining area, each with elegant French doors leading to the sun-soaked, landscaped south-facing garden – ideal for family gatherings and outdoor entertaining. With a dedicated study, working from home has never been easier.

The ground floor also features a convenient guest cloakroom and a welcoming hallway.

Upstairs, you'll find a stunning en-suite master bedroom, two additional double bedrooms with built-in wardrobes, a fourth bedroom, and a family bathroom.

This home boasts a garage, driveway parking, and is thoughtfully designed for your family's comfort and convenience. Double doors connect the kitchen and living room to the garden, creating a seamless indoor-outdoor flow for a sociable kitchen-diner.

Situated just a short stroll from local bus stops and the vibrant Cowbridge High Street, this home places you at the heart of the highly desirable Vale of Glamorgan. Immerse yourself in a lifestyle surrounded by boutique shops, stylish restaurants, charming pubs, and cozy cafes. For everyday essentials, enjoy the convenience of nearby supermarkets two doctors' practices under one roof, a leisure centre, and a variety of sports clubs to a public library.

Accommodation

Hallway

Welcoming hallway, wood effect flooring, carpeted stairs rising to the first floor, radiator and doors leading to all ground floor rooms.

Kitchen / Dining Room

22' 6" x 9' 4" (6.86m x 2.84m)
Fitted with a good range of wall and base units and complimentary work surfaces over. Stainless steel sink and drainer. Space for a dining table and chairs. Space for appliances. Gas hob, electric over and extractor hood. Wood effect flooring.

Lounge

15' x 9' 4" (4.57m x 2.84m)
French Doors opening to landscaped rear garden. Fitted carpets. Radiator

Study / Snug / Playroom

7' 2" x 7' 2" (2.18m x 2.18m)
A versatile space with double glazed window to the front aspect. Fitted carpets and radiators.

Cloakroom / Utility Room

Fitted with a low level w.c. Wash hand basin set in worktop with space and plumbing for white goods.

First Floor Landing

Carpeted stairs rising from the ground floor hallway. A spacious carpeted landing, loft access, door to airing cupboard housing hot water tank and doors to all first-floor rooms.





Master Bedroom

13' 8" x 10' 11" (4.17m x 3.33m)
A good sized master bedroom with large double glazed window to the front aspect, Fitted wardrobes, carpets, radiator and door leading to en-suite

En-Suite Shower Room

Fitted with a three piece suite comprising shower cubicle, wash hand basin, w.c and radiator

Bedroom Two

12' 1" x 9' 7" (3.68m x 2.92m)
Double bedroom with fitted wardrobes, carpets, radiator and double glazed window to the front aspect

Bedroom Three

10' 1" x 9' 7" (3.07m x 2.92m)
Fitted wardrobes, carpets, radiator and double glazed window to the rear

Bedroom Four

10' 5" x 8' 6" (3.17m x 2.59m)
Double glazed window to the rear aspect. Fitted carpets and radiator.



External

To the front a low level boundary wall with step to front door.

To the rear, a good sized garden, which is mainly laid to lawn with patio area. Fence and walled boundary. Four planted trees to the bottom boundary with dense and glossy foliage.

Driveway And Garage

A detached single garage with up and over door with driveway parking.

Management Charge & Info

There is an annual management charge for all property of £210 pa.

Footpaths and cycle routes in and around the development.

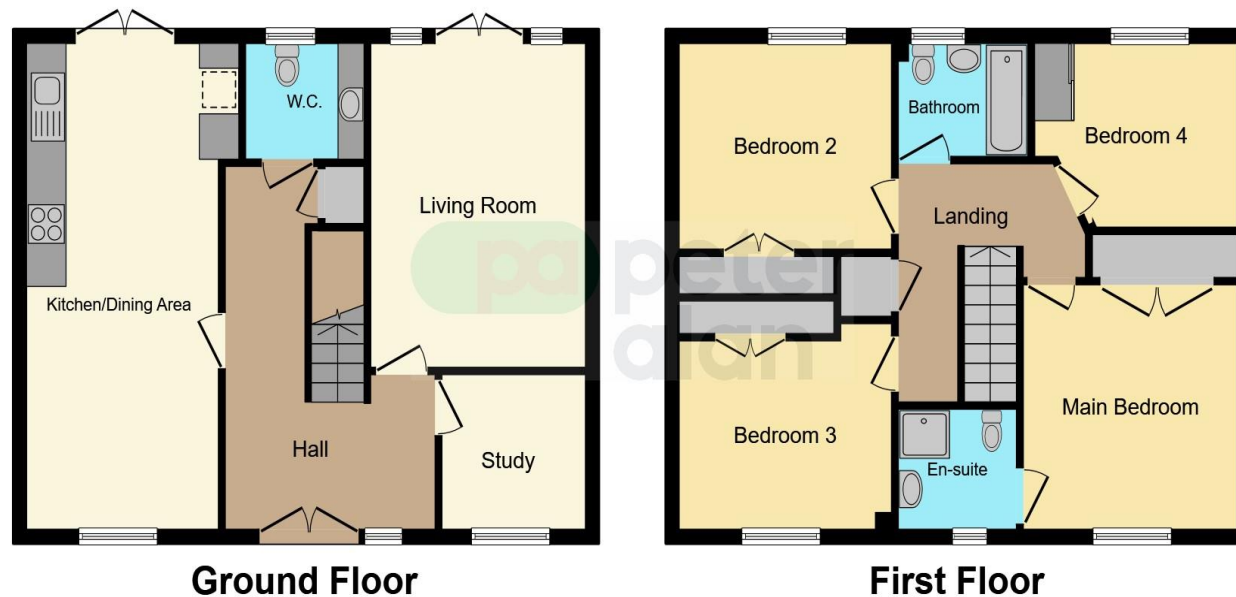
A number of play parks are located around the development, offering a safe space for children to enjoy the outdoors.

All houses are fitted with a sprinkler system.









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

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