

Geraints Way, Cowbridge offers over £325,000

- Council Tax Band E
- Three Bedroom Property within Walking distance to Cowbridge High Street
- Hallway, Cloakroom and Two Double Bedrooms to Ground Floor
- Kitchen / Dining Room, Lounge, Bedroom and Family Bathroom to First Floor
- Sizeable garden with far reaching views.
- Driveway Parking for Several Vehicles
- EPC Rating: D









About the property

Nestled in an elevated position, this three-bedroom semi-detached family home has been designed to maximise the expansive views over Cowbridge and the surrounding countryside. With ample parking at the front and a large garden to the rea, this property is ideally situated within walking distance of Cowbridge town centre and its many amenities.

The accommodation within this inviting semi-detached home features a stylish hallway with cloakroom, three spacious bedrooms, and a living room to the upper level with floor-to-ceiling windows offering scenic views. The modern kitchen and dining area come fully equipped with integrated appliances and a breakfast bar.

Outside, enjoy private parking, a herringbone-paved front area, and a landscaped rear garden with sandstone patio, lawn, mature trees, and a secluded kitchen garden—ideal for relaxation and outdoor gatherings all whilst taking in the far reaching and elevated views.



Entrance And Hallway

A modern UPVC double-glazed entrance door opens into the Hallway, featuring a timber-effect floor, coat-hanging space, and convenient access to the ground-floor cloakroom.

Cloakroom

The cloakroom includes a low-level white WC and a wash hand basin set into a white roll-top work surface with a vanity cupboard beneath. The space is finished with tiled lower walls and a ceramic-tiled floor.

Lower Ground Floor Bedrooms Bedroom One

18' 10" x 8' 11" (5.74m x 2.72m)

A spacious double bedroom with a coved ceiling, pendant light, and double-glazed window overlooking the front elevation.

Bedroom Two

12' 2" x 11' 1" (3.71m x 3.38m)

This substantial double room includes a study area making it versatile for work or leisure.

Upper Floor Living Areas Landing

Stairs from the lower ground floor lead up to the upper hallway, complete with a pendant light and doors leading to the main living areas.

Living Room

 15° 1" max x 11° 2" (4.60m max x 3.40m) Bright and spacious, the living room features full-length double-glazed windows with elevated views of Cowbridge and the countryside. Additional features include a coved ceiling, pendant light, and an enclosed log-effect gas fire with a stone hearth.

Kitchen / Dining Room

19' 3" x 12' 2" max (5.87m x 3.71m max) The combined kitchen and dining room offers an ideal space for entertaining. The dining area includes fitted carpet and double-glazed windows with front elevation views, as well as a deep, shelved storage cupboard.

Kitchen

Equipped with timber-effect base and wall units, roll-top work surfaces, and a breakfast bar. Integrated appliances include an oven, gas hob, and extractor, with dedicated spaces for a fridge-freezer and washing machine. Additional features include a built-in dishwasher, vinyl tile-effect flooring, a double-glazed rear window, and an exterior door. The kitchen also houses a concealed 'Vaillant' mains gas combination boiler.

Bedroom 3

10' 1" x 7' 6" (3.07m x 2.29m)

A single room with a double-glazed window overlooking the rear garden. Small loft access

Bathroom

The bathroom is finished with fully tiled walls and includes a panelled bath with shower and screen, a low-level WC, and a wash hand basin with a vanity cupboard. A chrome heated towel rail and a frosted double-glazed window

External Front Garden And Parking

The property features a brick pavia parking area at the front for several vehicles, bordered by flower and shrub beds.

Rear Garden

A sandstone-paved area accessed directly from the kitchen and also via the gated side access and also provides a peaceful spot to enjoy the outdoors, equipped with an outside water tap and lighting. Steps lead up to a large, mainly lawned garden with another paved sitting area, mature trees, and shrubs. Toward the top of the garden, a level lawn offers impressive views, an apple tree and a raised vegetable bed.

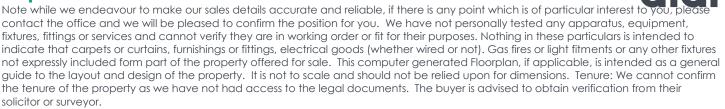
A garden shed is included for added storage.

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

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