



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



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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 rear, 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.

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Floorplan



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