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Clisson Close, Cowbridge  
£500,000

 **peter  
alan**

01446 772857  
[enquiries@pablack.co.uk](mailto:enquiries@pablack.co.uk)







## About the property

The interior of this family home is complemented with modern features throughout, and comprises of a welcoming hallway with thoughtfully designed understair storage system, a spacious bay fronted living room leading to the well equipped kitchen / dining room with French doors to the rear garden allowing for an indoor-outdoor living experience and making it a perfect spot for summer BBQs or a morning coffee. The ground floor further offers the convenience of a study and WC / utility room. To the first floor the house boasts a contemporary family bathroom and four spacious double bedrooms, all of which have built-in wardrobes with the added convenience of an en-suite shower room to the master.

Outside, the property benefits from a detached garage and two parking spaces plus side access to the garden via a lockable gate. The rear garden has been expertly landscaped over two levels, offering a paved terrace and a lawned area, all within fully fenced boundaries for added privacy.

The location offers the perfect blend of convenience and lifestyle. Families will appreciate outstanding local primary and secondary schools, while commuters benefit from easy access to Cowbridge via the A48 and the M4 motorway (Junctions 33, 34 & 35). For those who love the outdoors, the breathtaking Heritage Coastline with its cliff-top walks and beaches.

## Accommodation

### Entrance Hall

Entered via composite front door, doors to living room, study, WC / utility, kitchen/dining room. Stairs leading to the first floor with under stair storage system, radiator, wood effect flooring.

### Wc / Utility

Push button WC, worktop inset with was hand basin, space and plumbing for washing machine, cupboards to base and wall height, radiator, wood effect flooring.

### Study

UPVC double glazed window to front, radiator, carpeted.

### Living Room

15' 6" x 12' 8" ( 4.72m x 3.86m )  
UPVC double glazed bay window to front, double opening doors leading to the kitchen/dining room, radiator, carpeted.

### Kitchen / Dining Room

26' 5" x 10' 6" (Max into recess) ( 8.05m x 3.20m (Max into recess) )

Kitchen area:

Cupboards to base and wall height, one housing Ideal combination boiler, worktop with matching upstand inset with induction hob and stainless steel sink and drainer, space for upright fridge / freezer, integrated eye level double oven, integrated dishwasher, uPVC double glazed windows over looking the rear garden, radiator, wood effect flooring.





Dining area:  
UPVC double glazed French doors with side panels leading to patio area, radiator, continuation of wood effect flooring.

### First Floor Landing

Doors leading to four bedrooms and family bathroom, cupboard housing water tank, loft space with ladder for access, carpeted.

### Bedroom One

10' 4" x 12' 3" (Max into recess) ( 3.15m x 3.73m (Max into recess) )  
UPVC double glazed window to front, recessed wardrobes to one wall, radiator, carpeted, door to en suite.

### En Suite

Shower cubicle with tiled around, remainder walls tiled to half height, UPVC double glazed obscured window to front, push button WC, pedestal wash hand basin, tiled flooring.

### Bedroom Two



13' 10" (Max into recess) x 10' 1" ( 4.22m (Max into recess) x 3.07m )  
UPVC double glazed window to front, recessed wardrobes, radiator, carpeted.

### Bedroom Three

10' 6" x 9' ( 3.20m x 2.74m )  
UPVC double glazed window to rear, recessed wardrobe, radiator, carpeted.

### Bedroom Four

11' 2" x 3' 10" ( 3.40m x 1.17m )  
UPVC double glazed window to rear, fitted wardrobe with shelving unit, radiator, carpeted.

### Bathroom

UPVC double glazed obscured window to rear, push button WC, pedestal wash hand basin, bath with shower over and tiled surround, remaining walls tiled to half height, chrome ladder style radiator, tiled flooring.

### Exterior

Front of property

Lawned frontage with shrubs and path leading to the front door.

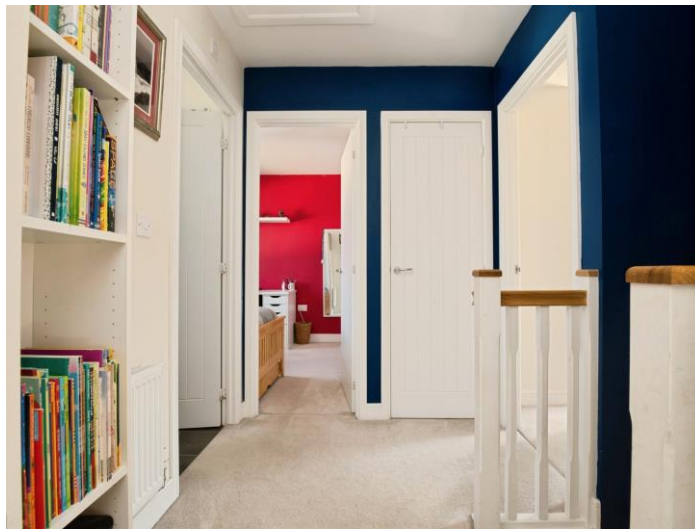


Rear of property:

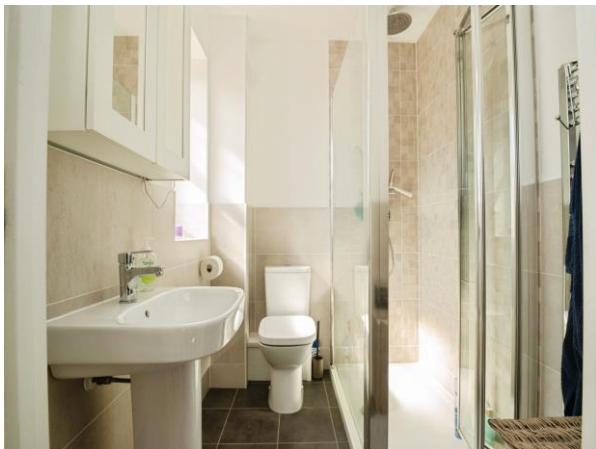
Two tiered garden with patio to the top tier, gate leading to the driveway and garage, steps leading to the lower tier which is mostly laid to lawn with patio area behind garage, fencing to boundaries.

### Garage

Accesses via up and over door to the front, lighting and power points.

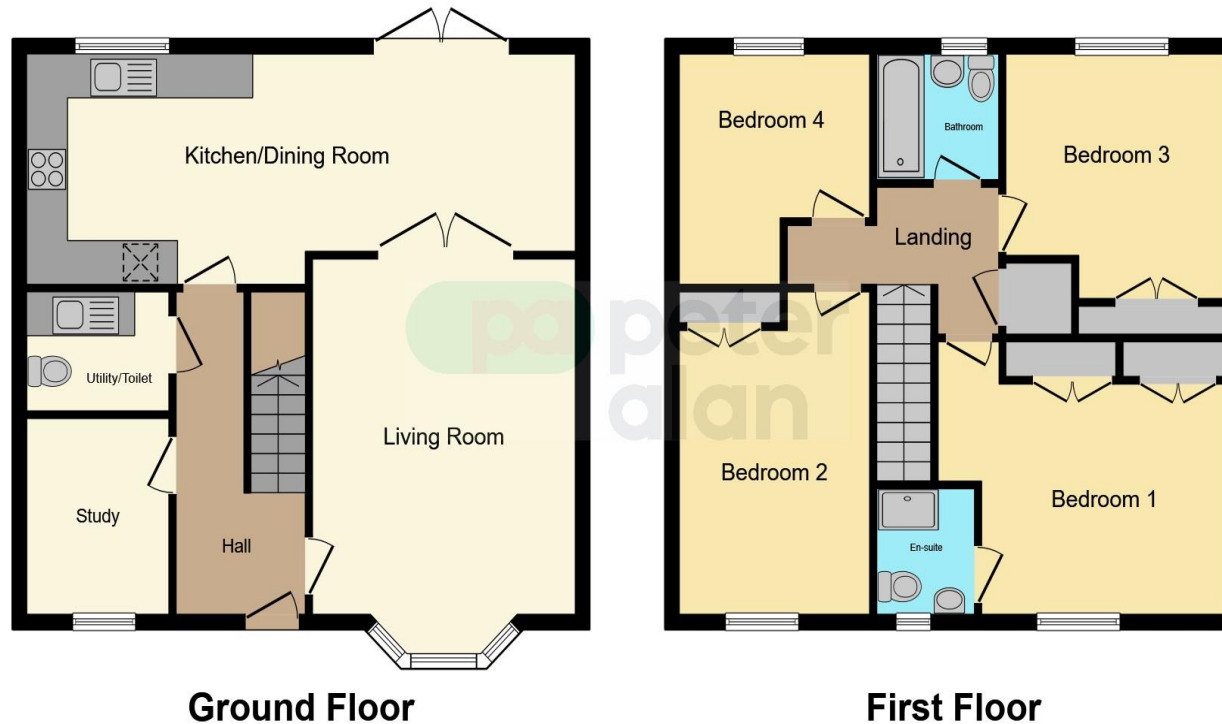






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