



## Geraints Way, Cowbridge

**£375,000**

- Four bedroom semi detached family home
- Elevated Position with Far Reaching Views
- Improved by the current owners including a new kitchen and bathroom
- Walking distance of Cowbridge high street
- Tiered garden with various seating areas
- Garage and off road parking to the rear of the property.
- EPC Rating: Awaited



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## About the property

This spacious family home has been recently improved by the current owners, including a new kitchen, bathroom and heating system and is superbly located in one of the area's most sought-after residential spots and enjoying an elevated position, the property boasts far-reaching countryside views.

Conveniently situated within walking distance of Cowbridge High Street, the home benefits from easy access to a wide variety of independently owned shops, cafes, and restaurants, as well as highly regarded schooling for all age groups. Excellent transport links, including the A48 and M4, ensure major centres are easily commutable.

The accommodation comprises of: Hallway, light and spacious living room and fourth bedroom to the ground floor, kitchen/dining room with French doors leading to the rear garden to the lower ground floor, and two double bedrooms, a single bedroom and family shower room to the first floor. Externally, the property offers a front garden with access to the front door and steps to the rear of the property with a well planned garden offering various seating areas to take in the fantastic view. The property further benefits from a garage and off road parking to the rear.





#### Hallway

Entered via obscured glazed door with side panel, wood effect floor, stairs leading to the first floor with storage beneath, doors leading to cloakroom, living room and fourth bedroom.

#### Cloakroom

WC, wash hand basin, UPVC double glazed obscured window to side, tiled floor.

#### Living Room

Filled with natural light, UPVC double glazed window to rear with far reaching views across Cowbridge and beyond, UPVC double glazed window to front overlooking the front garden, decorative fireplace, radiator, carpeted, stairs leading to the lower ground floor.

#### Bedroom Four / Study

10' 5" x 8' 11" (Max) ( 3.17m x 2.72m (Max) )  
Currently used as a study/sitting room. UPVC double glazed windows to rear with far reaching views, UPVC double glazed window to side.

#### Kitchen / Dining Room

17' 10" (Max) x 10' 4" ( 5.44m (Max) x 3.15m )

#### Kitchen Area

New kitchen installed in December 2024 with units to base and wall height, worktops inset with Belfast sink, induction hob with electric oven below, tiled splash backs, space for fridge / freezer, integrated dishwasher, UPVC double glazed window overlooking the rear garden.

#### Dining Area

UPVC double glazed French doors leading to the rear garden, under stairs storage, stairs leading to the ground floor.

#### Bedroom One

13' 4" x 11' 7" (Max) ( 4.06m x 3.53m (Max) )  
UPVC double glazed window to front, radiator, carpeted.

#### Bedroom Two

11' 6" x 10' 5" ( 3.51m x 3.17m )  
A further double bedroom with UPVC double glazed window to rear with fantastic far reaching views, radiator, carpeted.

#### Bedroom Three

10' x 8' 7" ( 3.05m x 2.62m )  
UPVC double glazed window to front, radiator, carpeted.

#### Bathroom

Installed in 2022 with UPVC double glazed obscured window to rear, shower cubicle, push button WC, pedestal wash hand basin, tiled walls, wood effect flooring, ladder style chrome radiator.

#### Front Garden

Pedestrian gate, path leading to the front door and to the rear garden, flower bed, mature shrubs, fence and wall to boundaries.

#### Rear Garden

Tiered garden with fantastic far reaching views, mostly laid to lawn various seating areas to take in the view, rockery area, shed, stairs leading down to the garage.

#### Garage

Accessed via up and over door, roof was replaced approximately 2 years ago.

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## 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](http://www.focalagent.com)



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