



St. Bleddians Close, Cowbridge

offers over £325,000

- To be sold with no ongoing chain
- Versatile living space with five bedrooms and two reception rooms
- Walking distance of Cowbridge high street
- Front and rear gardens, detached garage
- Potential to extend subject to the necessary planning permissions
- EPC Rating: E



 5  1  2



About the property

This five bedroom semi-detached family home is in a most desirable location within walking distance of the attractive market town of Cowbridge noted for its medieval history, independently owned eclectic shops, restaurants and excellent schooling for all ages. Other local facilities include a library and health centre as well as sporting and recreational facilities including a leisure centre and cricket club etc. Local road networks to the A48 and M4 mean major centres including Cardiff, Bridgend, Newport etc, are within easy commuting distance. In addition, the Heritage coastline is just a few miles to the South.

The property has an abundance of potential to improve and extend and internally, the property offers a kitchen, two reception rooms, a fifth bedroom / study, conservatory and shower room to the ground floor and four bedrooms and a shower room to the first floor.

Externally the property benefits from a pretty and mature rear garden with the potential to extend to the rear and side and a front garden with access to the detached garage.

This property is ideally suited to families, not just for its size and potential, but also due to its fantastic location. With a little love and attention, this property could become a stunning family home, where memories are made and shared for generations.





Accommodation

Hallway

Entered via UPVC double glazed door, doors leading to shower room, two reception rooms and bedroom five / study, stairs leading to the first floor.

Kitchen

9' 4" x 7' 11" (2.84m x 2.41m)

Units to base and wall height, worktops inset with stainless steel sink and drainer, electric hob with extractor hood over and electric oven below, space and plumbing for washing machine, integrated fridge, tiled walls, vinyl floor, UPVC double glazed window overlooking the rear garden, UPVC double glazed door leading to the rear garden, door to the hallway.

Reception Room One

14' 10" x 11' 4" (Max) (4.52m x 3.45m (Max))

Electric fire place with tiled hearth and wooden surround, radiator, UPVC double glazed sliding door leading into the conservatory.

Conservatory

12' 3" x 7' 9" (3.73m x 2.36m)

UPVC double glazed windows, UPVC double glazed doors with steps leading to the rear garden.

Reception Room Two

12' 11" x 11' 5" (3.94m x 3.48m)

UPVC double glazed window to front, radiator, understair storage cupboard with shelving and radiator.

Bedroom Five / Study

8' 10" x 8' 1" (2.69m x 2.46m)

UPVC double glazed window overlooking the rear garden, radiator.

Shower Room

UPVC double glazed obscured window to side, walk in shower, push button WC, pedestal wash hand basin,

First Floor Landing

Bright and spacious landing with doors leading to four bedrooms and shower room, access to loft space.

Bedroom One

11' 11" x 11' 4" (3.63m x 3.45m)

UPVC double glazed window to rear, fitted wardrobe, radiator.

Bedroom Two

12' x 8' (Max) (3.66m x 2.44m (Max))

A further double bedroom with UPVC double glazed window to front, radiator.

Bedroom Three

8' 3" x 6' 10" (2.51m x 2.08m)

UPVC double glazed window to front, fitted wardrobe with mirrored sliding door, radiator.

Bedroom Four

8' 9" (Max) x 4' 11" (2.67m (Max) x 1.50m)

UPVC double glazed window to front, under eave storage, radiator.

Shower Room

UPVC double glazed obscured window to side, shower cubicle with electric shower, pedestal wash hand basin, WC, tiled walls, tile effect flooring, chrome ladder style radiator.

Front Garden

Pedestrian gate to access, mostly laid to lawn with mature shrubs, path to front door and side of the house, access to the garage.

Rear Garden

A pretty garden partly laid to lawn with mature shrubs and trees, pathway leading to the side of the property and to the gate leading to the rear lane.

Floorplan



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