



4 3 3

Cwrt Llanfair, St. Mary Church Cowbridge

offers over £625,000

**peter
alan**

01446 772857
enquiries@pablack.co.uk



About the property

This beautifully presented and spacious four bedroom executive detached residence is located within an attractive development constructed in 2006. Built by award-winning local developer Steve Lee, this home offers a host of modern amenities expected from a property of this calibre. The accommodation, presented in excellent condition throughout, briefly comprises entrance hall, cloakroom, kitchen/dining room, utility, garden room, dining room, and living room on the ground floor. The first floor offers four double bedrooms, two en suites, and a family bathroom. Externally, the property benefits from generous off-road parking, a detached double garage, and a private, level rear garden. Set on an elevated plot, the property also enjoys superb countryside views.

This property falls within the catchment areas for the highly regarded Llanfair Primary School and Cowbridge Comprehensive School. The nearby market town of Cowbridge offers a wealth of amenities, including both national and independent shops, a health centre, library, and numerous leisure facilities such as a leisure centre, rugby club, cricket club, and more. The property also benefits from convenient access to the local road network, with the A48 and M4 nearby, providing excellent links to Cardiff, Bridgend, Newport, Swansea, and other major centres.

Accommodation

Ground Floor Accommodation

Hallway

Accessed via a composite front door with opaque glazed panel. Additional natural light through UPVC double glazed side panel. Wood-effect tiled flooring. Skimmed walls and coved ceiling. Radiator. Built-in cloak and shoe storage. Spacious hallway with staircase rising to first floor. Understairs storage cupboard with shelving. Floor-to-ceiling wooden double glazed window to front. Skimmed walls and ceiling. Carpeted. Radiator. Doors to all ground floor rooms.

W.C / Cloakroom

White two-piece suite with low-level dual flush WC and pedestal wash hand basin with tiled splashback. Wooden double glazed opaque window to rear. Skimmed walls and ceiling. Wood-effect tiled flooring. Radiator.

Kitchen /Dining Room

17' 10" x 10' 3" (5.44m x 3.12m)
Well-appointed oak shaker-style kitchen with granite worktops. Rangemaster cooker with five-ring gas hob, warming plate, oven, and extractor hood. 1.5 stainless steel sink and drainer. Neff integrated dishwasher and fridge. Central island with granite top and storage. Bosch integrated microwave. Fully tiled splashbacks. Wooden double glazed window to rear. Inset ceiling spotlights. Tiled flooring. Radiator. Door to utility and glazed double doors to:





Utility Room

13' 2" x 6' 5" (4.01m x 1.96m)
 Fitted wall and base units. Space for fridge/freezer and washing machine. Stainless steel sink. Tiled splashbacks. Wooden glazed door to rear. Wooden double glazed window. Matching tiled floor. Oil-fired Worcester boiler. Radiator.

Garden Room

20' 11" x 9' 1" (6.38m x 2.77m)

Bright and versatile space with extensive double glazing and glazed pitched roof. French doors open onto resin patio terrace. Power and light. Wood-effect tiled floor. Internal doors to dining room.

Dining Room

13' 4" x 10' 3" (4.06m x 3.12m)
 Versatile reception room with skimmed walls and ceiling. Carpeted. Radiator. Wooden glazed door to hallway.



Living Room

17' 1" x 12' 7" (5.21m x 3.84m)
 A light and bright main reception room with feature fireplace in marble and granite surround. Open fire. Patio doors to rear garden. Dual aspect with front-facing window. Skimmed and coved ceiling. Carpeted. Radiator.

First Floor Accommodation

Hallway

Accessed via carpeted staircase. Wooden double glazed front window. Carpeted. Airing cupboard with shelving. Skimmed walls and ceiling. Radiator.

Master Bedroom

18' 6" x 10' 5" (5.64m x 3.17m)
 Spacious double bedroom with windows to side and rear. Fitted bedroom furniture. Carpeted. Radiator.



En-Suite

Three-piece suite with corner shower cubicle, low-level WC, and pedestal basin. Fully tiled walls and floor. Chrome heated towel rail. Underfloor heating. Extractor fan. Rear window. Spotlights. Radiator. Underfloor heating.

Bedroom Two

15' 6" x 11' 2" (4.72m x 3.40m)

Generous double bedroom with bay window to rear. Fitted bedroom furniture. Carpeted. Radiator.

En- Suite

Three-piece suite with corner shower, WC, and pedestal basin. Fully tiled. Spotlights. Window to side. Extractor fan. Chrome towel rail and radiator. Tiled flooring. Underfloor heating.

Bedroom Three

Double room with window to rear. Built-in furniture. Wood-effect flooring. Radiator.



Bedroom Four

Currently used as an office. Rear window. Built-in furniture. Wood-effect flooring. Radiator. Loft hatch access.

Family Bathroom

Four-piece suite with shower cubicle, panelled bath, WC, and basin. Tiled throughout. Spotlights. Opaque window to side. Extractor fan. Heated towel rail.

Underfloor heating.

Double Garage

19' 9" x 17' 11" (6.02m x 5.46m)
 Detached double garage with two up-and-over doors (one electric). Rear window. Concrete floor. Sheltered access from utility. Currently houses washing machine and dryer. Eaves storage.



External

Gardens And Grounds

Generous corner plot with landscaped gardens. Block-paved driveway for off-road parking. Side access via timber gate. Enclosed by stone wall and fencing. Sunlit throughout the day. Resin terrace and raised deck over a gentle stream. Lawn, shrubs, and mature trees. Cotswold stone section with timber storage shed housing oil tank.

Services

LPG gas bottles externally. Oil tank in side garden. Private drainage via treatment centre owned and maintained by Herberts Management Company Ltd. Each property holds a 1/6 share and contributes £100/month. Mains electricity and water. Fibre broadband available.



Directions

From Peter Alan Cowbridge, proceed east along High Street into Eastgate. At the traffic lights, turn right onto St Athan Road. After approximately 2 miles, take the right turn at the sharp left bend, then turn left past Llanfair Primary School and left again into Cwrt Llanfair. The property is the first on your right-hand side – Number 4.



01446 772857

enquiries@pablack.co.uk



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

