



## Cae Stumpie, Cowbridge

### guide price £300,000

- GUIDE PRICE £300,000- £325,000
- Three Bedroom Semi Detached in Highly sought after location close to Cowbridge High Street
- Driveway for one vehicle with the potential to extend
- South facing rear garden and garage with power points
- Contemporary kitchen with access to the rear garden
- Open plan living space with access to the rear garden
- EPC Rating: C



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## About the property

GUIDE PRICE £300,000 - £325,000 This well presented home is ideally located near Cowbridge High Street and excellent schools, features spacious open-plan living areas with garden views, a contemporary kitchen and bathroom, south facing garden, drive and garage.







## Accommodation

### Location

Excellent local primary and secondary schools. Access to Cowbridge is via the A48, which bypasses the town, and the M4 motorway to the north, serviced by junctions 33, 34, and 35. Cardiff, the capital city with comprehensive amenities, is approximately 13 miles east, offering a mainline rail connection to London in around two hours. Cowbridge itself offers good bus links. The Heritage Coastline with cliff-top walks and sandy and stony beaches, lies to the south and west.

### Hallway

Entered via UPVC double glazed front door, UPVC double glazed window to front, stairs leading to the first floor with storage space beneath, radiator, carpeted, door leading to the lounge/dining room.

### Lounge / Dining Room

#### Lounge Area

11' x 11' 7" ( 3.35m x 3.53m )  
UPVC double glazed window to front, wall mounted fire, radiator, carpeted, opening through to dining room area.

### Dining Room Area

8' 9" x 8' 6" ( 2.67m x 2.59m )  
UPVC double glazed sliding door leading to the seating area in the rear garden, door leading to the kitchen, radiator, carpeted.

### Kitchen

Units to base and wall height, oven with electric hob and extractor hood over, tiled splash back, space and plumbing for washing machine and dishwasher, space for upright fridge/freezer, stainless steel sink and drainer with tiled splash back, radiator, vinyl flooring, UPVC double glazed door leading to the rear garden, UPVC double glazed window overlooking the rear garden.

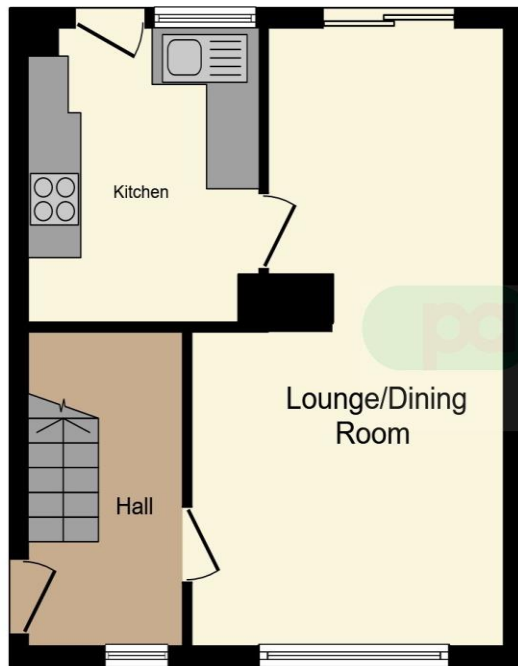
### Landing

UPVC double glazed window to side, cupboard housing 'Worcester' boiler, doors leading to three bedrooms and bathroom, access to loft space, carpeted.

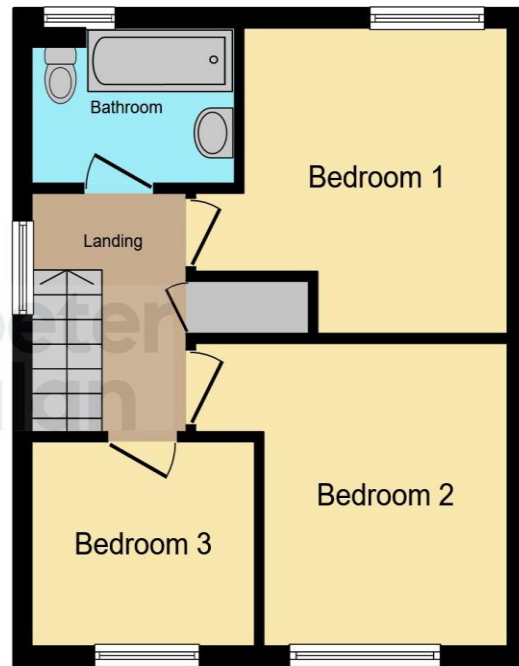
### Bedroom One

11' 7" x 11' 6" (Max) ( 3.53m x 3.51m (Max) )  
A light double bedroom with UPVC double glazed window to rear, radiator.

## Floorplan



**Ground Floor**



**First Floor**

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