



Bowmans Well, Cowbridge

£385,000

- Detached Home in Walking distance to Cowbridge High Street
- Elevated Views to the rear.
- 3/4 Bedrooms. 2/3 reception rooms. Family bathroom and downstairs shower room
- Potential and scope to reconfigure and modernise
- Being sold with no onward chain
- EPC Rating: Awaiting
- Council Tax Band F



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About the property

Bowmans Well is a highly sought-after cul-de-sac, elevated to provide panoramic views across Cowbridge and the surrounding countryside. In need of modernisation stands this three / four bedroom detached family home within walking distance of Cowbridge High Street. Offering two / three reception rooms, a downstairs shower room, a family bathroom to the first floor and a utility room. Cowbridge offers a range of amenities, including highly regarded schools for all ages, a variety of national and independent shops, a library, health centre, and numerous leisure and sports facilities such as the leisure centre, bowls, squash and tennis clubs.

Cowbridge itself is a charming market town in the heart of the Vale of Glamorgan, only a few miles from the scenic Heritage Coastline. The excellent local road network makes it ideal for commuters. Being sold with no onward chain.



Ground Floor Accommodation

Entrance Porch

Fully enclosed with an opaque glazed uPVC storm door and side window.

Entrance Hall

Glazed inner door leading to the main hall. Straight staircase to the first floor. Carpet on top of maple strip flooring.

Lounge

14' 9" max x 11' 6" (4.50m max x 3.51m)

Attractive gas coal fire set on a stone hearth. Large picture window overlooking the front green. Two wall light points. Glazed door with side panel opening to the dining room. Carpets.

Dining Room

11' 3" x 10' 3" (3.43m x 3.12m)

Enjoys wide panoramic views over Cowbridge and the countryside beyond. Doorway to kitchen. Maple strip flooring.

Kitchen

11' 3" x 10' 6" (3.43m x 3.20m)

Also benefitting from those lovely open views. Fitted with a range of maple-style wall and base units, roll-top work surfaces, and tiled splashbacks. Inset stainless-steel single drainer sink unit, space for cooker and fridge, generous wall storage, and useful understairs cupboard. Space for small table and chairs.

Utility Room

7' 3" x 5' 9" (2.21m x 1.75m)

Space and plumbing for washing machine. Fitted wall cupboards. Half-glazed door to rear porch.

Rear Porch

Quarry tiled floor and internal steps to glazed storm door opening to the rear terrace. Wonderful open views.

Downstairs Shower Room

White suite comprising low-level WC, wash hand basin, and tiled shower cubicle with Mira unit. Fully tiled walls. Window to side.

Bedroom Four / Reception Room

16' x 8' 6" (4.88m x 2.59m)

Bay window overlooking the front green and additional opaque side window. Built-in floor-to-ceiling double wardrobes.

First Floor Landing

Picture window to side elevation. Access to roof storage space.

Bedroom One

12' 6" x 12' 3" (3.81m x 3.73m)

Outlook over the front green to the front aspect. Carpets and radiator

Bedroom Two

11' 3" x 10' 6" (3.43m x 3.20m)

Lovely open rear views. Wall-to-wall fitted wardrobes with central dressing area. Large airing cupboard with radiator, shelving, and Worcester gas-fired combi boiler providing central heating and hot water.

Bedroom Three

9' 6" x 8' 6" max (2.90m x 2.59m max)

Front-facing with views over the green. Includes a deep storage cupboard

Family Bathroom

Modern suite in primrose featuring low-level WC, pedestal wash hand basin, and panelled bath with shower over. Part-tiled walls and opaque glazed window.

External

Bowmans Well comprises homes built on one side of the lane, facing a lovely green area planted with trees. Front boundary wall with double gates opening to driveway and lawned front garden with flowerbeds. Side access to rear. The main garden lies to the rear, featuring a spacious paved terrace extending across the width of the property, leading down via steps to a level lawned garden—walled on three sides. Includes a greenhouse and solid-built storage shed.

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Floorplan



Ground Floor



First Floor

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



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