



Geraints Way, Cowbridge

offers over £400,000

- Four Bedroom Semi detached property
- Garage and driveway with EV charging point
- Walking distance to Cowbridge High Street and Excellent School Catchment
- Scope in Areas to Add your own stamp
- Brand new Kitchen
- EPC Rating: E



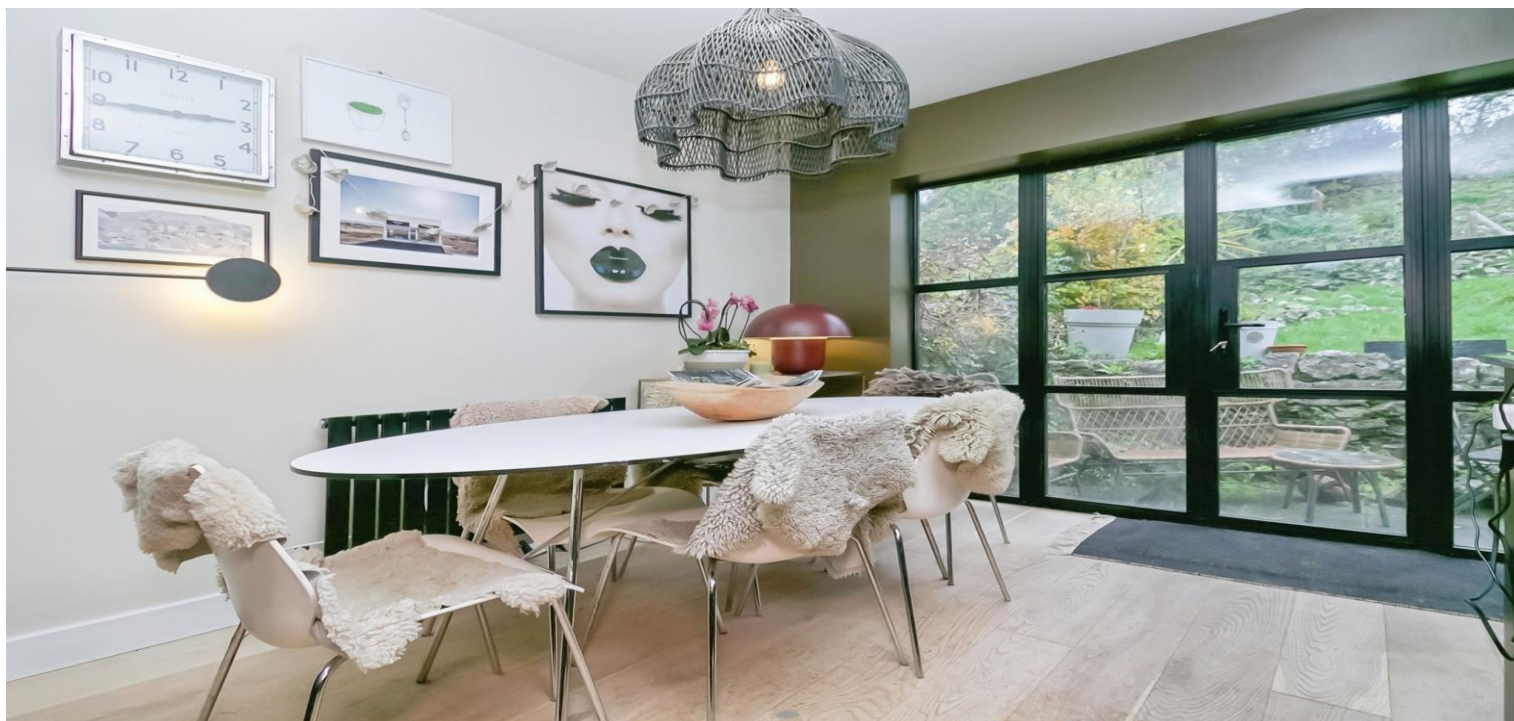
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About the property

A generously sized four-bedroom semi-detached property situated in a highly sought-after area. The home, offering excellent potential for a family, features a large L-shaped lounge with log burner and mandarin stone tiled fireplace, a beautiful newly modernised open plan kitchen / diner from "Wren" with "Neff" appliances, and ground floor shower room/WC. The first floor comprises of three good-sized double bedrooms and a spacious fourth bedroom, along with a family bathroom. The property enjoys both front and rear gardens, with wonderful, elevated views. Located at the quiet end of Geraints Way, it benefits from a footpath providing direct access into Cowbridge town centre and it's excellent range of amenities.

Cowbridge is a charming market town set in the heart of the rural Vale of Glamorgan, with the Heritage Coastline just a short drive away. The town offers highly regarded schools for all ages, with an excellent mix of independent and national shops, a library, a modern health centre, and a wide range of leisure and sporting facilities including a leisure centre, tennis, squash, bowls, rugby, and football clubs. The A48 and M4 offer convenient access to Cardiff, Newport, Swansea, and Llantrisant, while mainline rail services are available from Cardiff and Bridgend. Cardiff Wales Airport is also within easy reach.



Entrance Hallway

Entrance via a composite door into the hallway. Wooden "Atkin & Kirby" flooring, radiator, and doors leading to all ground floor rooms.

Ground Floor Accommodation

Lounge

19' 10" max x 15' 1" mx (6.05m max x 4.60m mx)
A bright L-shaped living area with large UPVC double glazed windows to the front enjoying pleasant views. "Atkin and Kirby" wooden flooring. Wood burner from "Topstak" with Mandarin Stone tiled fire surround. Built-in cupboards for storage, radiator.

Kitchen

20' x 12' 8" max (6.10m x 3.86m max)
A beautiful newly modernised kitchen/diner from "Wren" with black oak and dark walnut worktops, built in "Neff" appliances with foldable oven doors, 5 ring gas hob, steam oven Microwave, walk in pantry, butler's larder cupboard with coffee station, central island with built in cupboards and "Corston Architectural" handles to the doors, double sink , floor to ceiling built in fridge and freezer, "Crittall" style double glazed doors leading to garden , "Atkin and Kirby" wooden flooring, two radiators, one vertical and the other horizontal , two pendant lights and spotlights .

Shower Room

7' 7" x 4' 8" (2.31m x 1.42m)
UPVC opaque double glazed window to side. Corner shower cubicle with wall-mounted shower, low-level dual flush WC, and pedestal wash basin. Part tiled walls, mirrored wall cabinet, vertical radiator, lino flooring, and pendant light.

First Floor

Stairs from ground floor with fitted carpet, radiator, loft access hatch, and two pendant ceiling lights. Doors to all first floor rooms.

Bedroom One

12' 5" x 11' 6" max (3.78m x 3.51m max)
Large UPVC double glazed window to front offering lovely elevated views over playing fields. Built in storage space, fitted carpet, radiator, and pendant light.

Bedroom Two

11' 11" x 7' 7" (3.63m x 2.31m)
UPVC double glazed window to rear, fitted carpet, radiator, and pendant light.

Bedroom Three

11' 3" x 8' 3" (3.43m x 2.51m)
UPVC double glazed window to rear, fitted carpet, radiator, and pendant light.

Bedroom Four

8' 3" x 7' 7" (2.51m x 2.31m)
UPVC double glazed window to front, fitted carpet, radiator, and pendant light.

Bathroom

6' 4" x 4' 9" (1.93m x 1.45m)
UPVC opaque double glazed window to side. Suite comprising low-level dual flush WC, pedestal wash hand basin, and paneled bath. Fully tiled walls, mirrored wall cabinet, lino floor, vertical radiator, and wood-clad ceiling with pendant light.

External

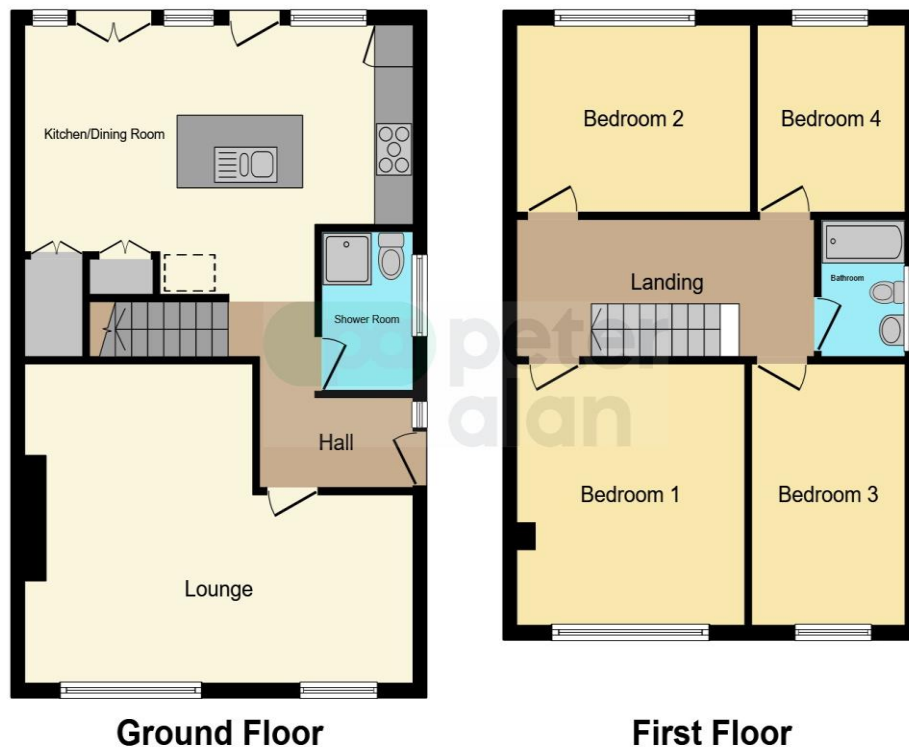
Off-road parking for several vehicles on the driveway leading to a semi-detached single garage with electric door, lighting, power, and rear access door. The front garden is low-maintenance with planted shrubs and steps with handrail leading to the front entrance. A side gate provides access to the rear garden.

The rear enjoys a south-westerly aspect with a level patio enclosed by a dry-stone wall, steps leading up to a tiered lawn garden with superb elevated views across Cowbridge. Outdoor tap, wooden handrail, fenced and walled boundaries, mature conifers, and shrubs.

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Floorplan



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