



 **peter
alan**

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Clisson Close, Cowbridge
offers over £600,000

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About the property

A beautifully presented, high-end detached residence occupying a peaceful cul-de-sac position within the desirable Clare Garden Village. This impressive home, built by Taylor Wimpey in 2022, extends to nearly 2,000 sq. ft and lies just a short stroll from Cowbridge town centre and its many local amenities.

The contemporary and versatile accommodation comprises an inviting entrance hall, elegant living room, expansive open-plan kitchen/dining/family area, utility room, and ground floor WC. The first floor provides four excellent double bedrooms, two of which benefit from en suite shower rooms, in addition to a stylish family bathroom. Externally, the property features off-street parking, an integrated storage space (formerly part of the garage), and a recently landscaped rear garden. An electric vehicle charging point is located to the side. The striking L-shaped kitchen and rear extension enjoy abundant natural light, accentuated by a feature roof lantern.

Cowbridge offers a vibrant mix of amenities including boutique shops, national retailers such as Waitrose, an excellent selection of cafés, restaurants, a library, health centre, and numerous sporting clubs - cricket, tennis, squash, bowls, and football among them. Outstanding schooling is available for all age groups. The nearby countryside offers opportunities for golf, equestrian pursuits, and coastal walks, with the Glamorgan Heritage Coast just a few miles away.

Accommodation

Ground Floor Accommodation

Entrance Hall

17' 2" x 6' 9" (5.23m x 2.06m)
Front door with glazed side panels opening to a welcoming hallway. Amtico wood-effect flooring. Radiator. Pendant ceiling lighting. Staircase rising to first floor. Access to all principal ground floor rooms.

Living Room

18' 11" x 11' 2" (5.77m x 3.40m)
Entered via glazed door. Large front-facing window. Feature wall-mounted bio-ethanol fire. Continuation of hallway flooring. Radiators. Pendant lighting. Double doors through to:

Dining Area

13' 2" x 10' 1" (4.01m x 3.07m)
Rear aspect window overlooking the garden. Full-width built-in storage with recessed countertop and LED plinth lighting. Ample space for family dining table. Radiator. Pendant lighting. Open plan to:

Kitchen

15' 11" x 11' 6" (4.85m x 3.51m)
Luxury Sigma 3 fitted kitchen in a deep navy finish with copper accents, quartz worktops, and matching upstands. Inset 1.5 bowl sink with mixer tap and drainage grooves. Integrated Neff induction hob with copper splashback and extractor. Two Neff "slide and hide" ovens (one with steam function). Integrated fridge/freezer, dishwasher, and wine cooler.





Undercabinet and plinth lighting. Peninsula with breakfast bar and pendant lights. Cupboard housing Ideal combi boiler. Continuation of flooring. Spot lighting. Open to:

Family Room

14' 2" x 9' 4" (4.32m x 2.84m)
Bi-fold doors with integrated blinds opening to garden. Side window with matching blinds. Vaulted ceiling with feature roof lantern. Radiator. Spotlights.

Utility Room

10' 2" x 8' 4" (3.10m x 2.54m)
Range of base units with worktop and inset sink. Plumbing for washing machine. Wall-mounted electric heater. Decorative vinyl flooring. Pendant light. Door to storage area (former garage).

Cloakroom

Contemporary suite with dual flush WC and pedestal basin. Part tiled walls. Wood-effect flooring. Radiator. Recessed ceiling lights.



First Floor Accommodation

Carpeted staircase to first floor landing. Airing cupboard with shelving and hot water cylinder. Additional linen cupboard. Loft access with ladder. Central light fitting. Doors to all bedrooms.

Bedroom One

15' 7" x 11' 4" (4.75m x 3.45m)
Front-facing window. Double and single fitted wardrobes. Fitted carpet. Radiator. Pendant light. Door to:

En-Suite One

Modern white suite comprising fully tiled shower enclosure with rainfall and detachable heads, folding glass screen, low-level WC, and pedestal basin. Obscure side window. Vertical towel radiator. Extractor fan. Shaver point.

Bedroom Two

13' 11" x 13' 11" (4.24m x 4.24m)
Dual front windows. Double and single wardrobes. Wood-effect laminate flooring. Radiator. Pendant light. Door to:



En-Suite Two

Fully tiled shower cubicle with rainfall head and glass door. Low-level WC and pedestal basin. Obscure window. Heated towel rail. Spot lighting.

Bedroom Three

10' 7" x 10' 4" (3.23m x 3.15m)
Rear aspect window. Laminate flooring. Radiator. Pendant lighting

Bedroom Four

10' 7" x 9' 1" (3.23m x 2.77m)
Rear window. Built-in double wardrobe. Fitted carpet. Radiator. Pendant light.

Family Bathroom

White three-piece suite comprising panelled bath with overhead rainfall shower, separate handheld attachment, and glass screen. Dual flush WC. Pedestal basin. Obscure rear window. Fully tiled. Heated towel rail. Spotlights.



External

Front driveway providing parking for two cars with paved path to entrance and landscaped planting. Side gate giving access to rear. The rear garden has been recently redesigned with low-maintenance artificial lawn, raised borders, and contemporary fencing. A gravelled seating area offers an ideal space for outdoor entertaining.

Garage / Storage

11' 8" x 10' 2" (3.56m x 3.10m)

Converted from the original garage to provide additional storage or space for a motorbike. Light and power connected. Up-and-over door. Internal access to utility room.



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