



31 Druids Green, Cowbridge

Cowbridge

£279,950

# 31 Druids Green

Cowbridge

Exceptionally well located three bedroom link house with garage in a quiet cul-de-sac position with excellent access to Cowbridge Town Centre and amenities.

Council Tax band: D

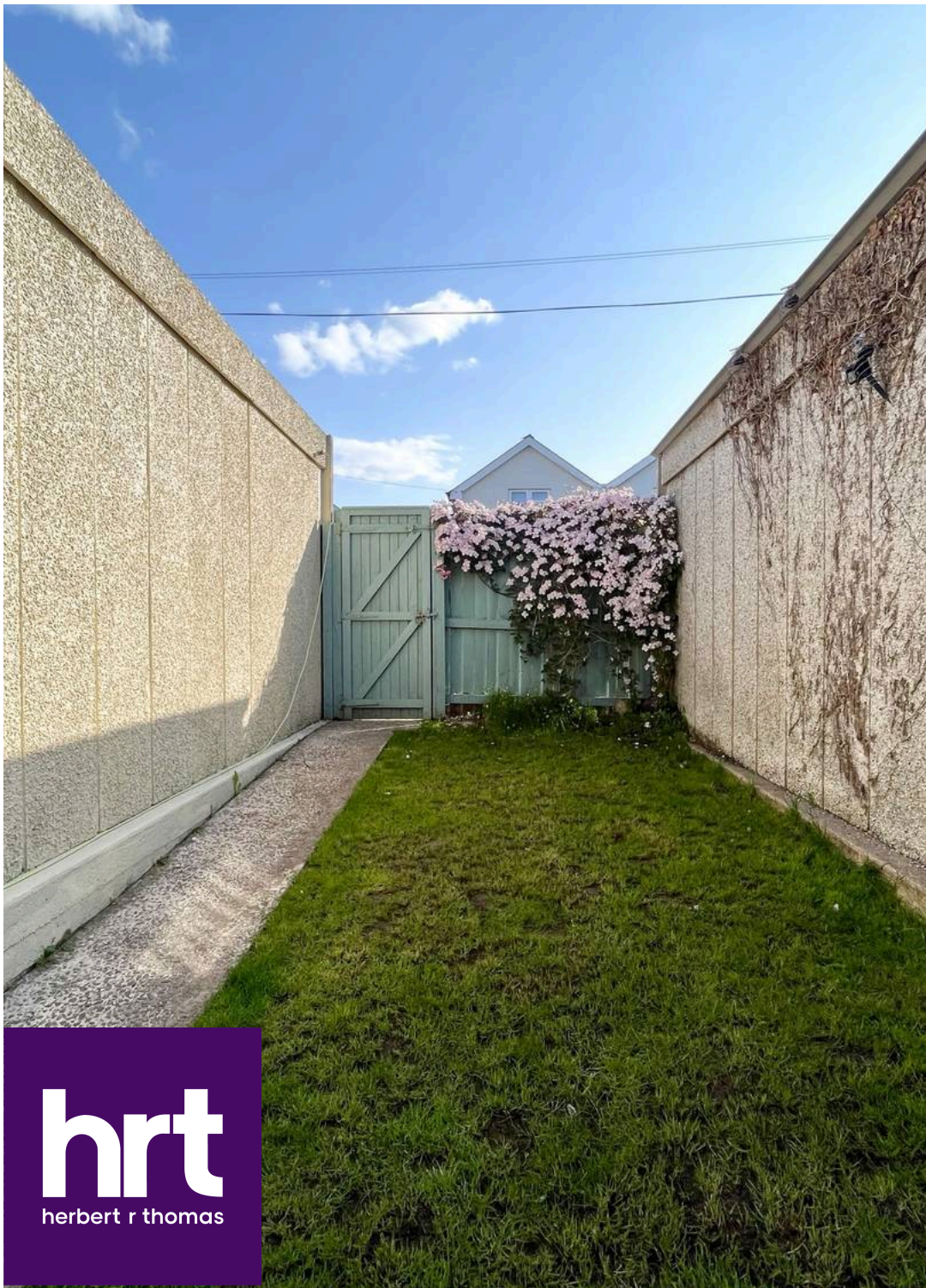
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

From our Cowbridge offices travel in an easterly direction up The High Street towards the traffic lights. Take the last turning left (before the traffic light at the top of East Gate) then bear left into Druids Green where No. 31 lies at the end of the road on your left hand side.





## 31 Druids Green

Exceptionally well located three bedroom link house with garage, in a quiet cul-de-sac position, with excellent access to Cowbridge Town Centre and amenities.

Part glazed entrance door through to HALL, (3'5" x 6'), wood effect floor, part pitched ceiling, fitted lights and internal door opening to LIVING ROOM, (16'11" x 12'5"), timber effect floor continues, two fitted ceiling lights, large window with views to the front, brick chimney breast with inset electric fire flanked by doors either side, open to FITTED KITCHEN/DINER, (16'11" x 11'7"), with ceramic tiled floor, two fitted ceiling lights, L-shaped, run of wall and base mounted units, composite worktop, oven, hob and extractor fitted, provision for plumbed white goods, stainless steel sink and drainer with mixer tap and window over. Two doors open to the rear of which one frosted and the other a pair of French doors.

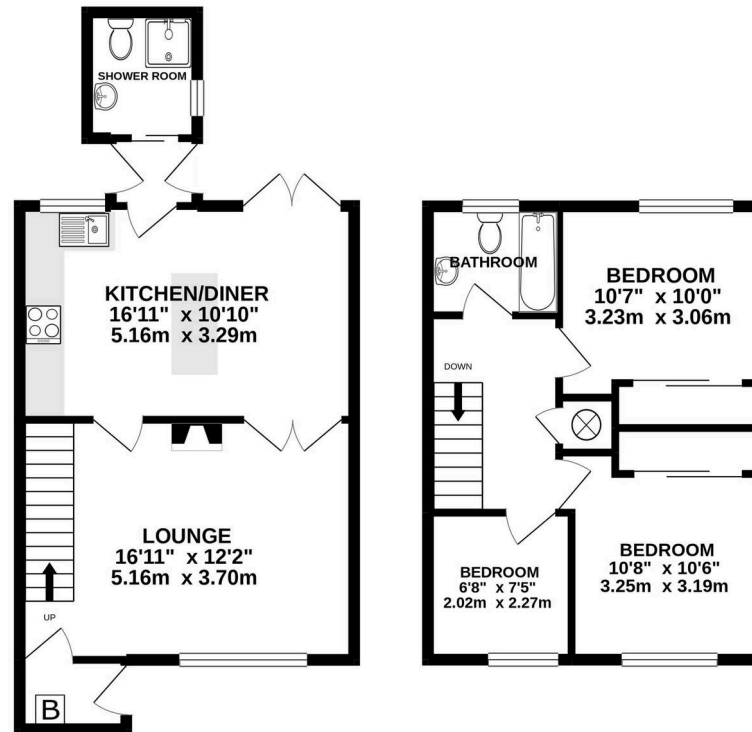
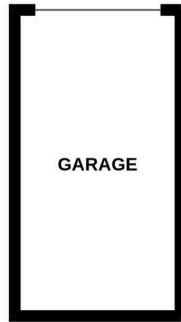
Straight carpeted stairs from the living room, ascend to the first floor LANDING, (5'11" x 10'1"), newly fitted carpet, ceiling lights, access to airing cupboard housing the Logic, Combi boiler (fitted 2022), and separate attic hatch. BEDROOM 1, (11'2" x 10'11") fitted carpet, central ceiling light, semi open run of storage with shelving, drawers and hanging space, large window with elevated views to the front. BEDROOM 2, (10' x 10'6"), fitted carpet, central ceiling light, built in double wardrobe with sliding doors and window overlooking the back garden. BEDROOM 3, (6'8" x 7'6"), fitted carpet, central ceiling light and views to the front. FAMILY BATHROOM, (5'11" x 5'8"), tile effect vinyl floor, three-piece suite comprising pedestal, wash hand basin, low-level WC panel bath, tiled surround and frosted window above.

To the front lies a Cotswold buff gravel double driveway with pathway leading to the front door. The rear garden has been fully landscaped, the patio seating area leads to grass lawn pathway on to the garage and has a lockable gate to the rear lane.



GROUND FLOOR  
584 sq.ft. (54.2 sq.m.) approx.

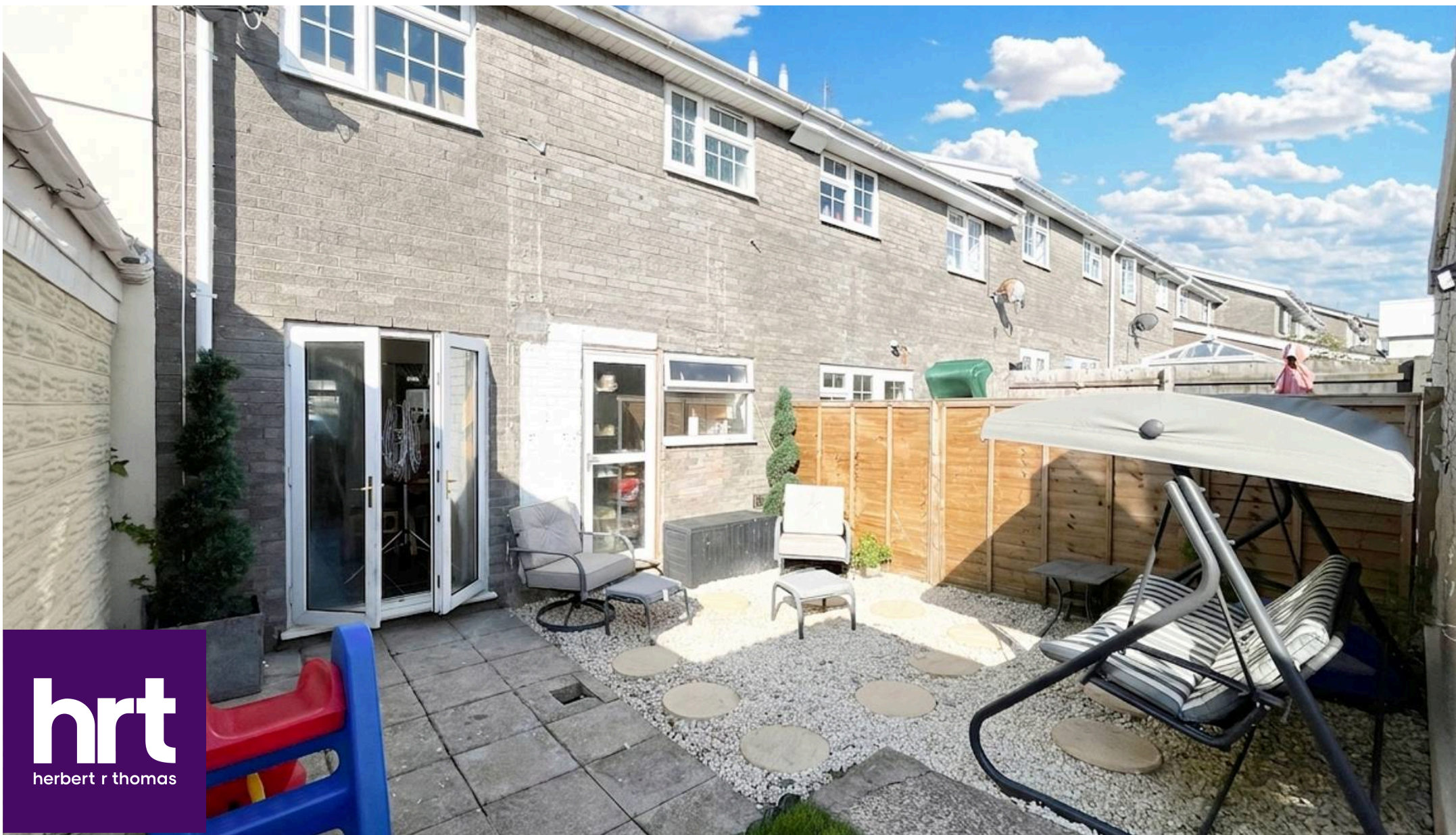
1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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