



5 Borough Close
Cowbridge, Vale of Glamorgan, CF71 7BN

Watts
& Morgan



5 Borough Close

Cowbridge, Vale of Glamorgan, CF71 7BN

Guide price: £445,000 Freehold

4 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A great family home most conveniently located within a short walk of Cowbridge Town, its shops, schools and services. The deceptively spacious accommodation must be viewed for its scope to be appreciated. Entrance hallway, living-dining room open plan to the kitchen, second sitting room looking over - and opening to onto - the rear garden. Also cloakroom and laundry area. To the first floor: four bedrooms and modern family bathroom with shower over bath. Largest two bedrooms both feature fitted wardrobes. Off road parking to front, south facing, enclosed and sheltered garden to the rear with covered pergola and useful, sizeable store shed.

Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

A great, family-friendly home in a wonderfully convenient location close to Cowbridge and its schools, shops and services.

From a generous hallway, a staircase, with neat store cupboard beneath, runs to the first floor landing; a door opens to the living room. This lounge-dining space is a large space running the depth of the property with window looking to the front and French doors provide access onto the rear garden. This multi-purpose space includes a contemporary wood burning stove recessed within a chimney breast. The living room is open plan to the kitchen, fitted with a simply styled kitchen and solid wood work surfaces which extend to form a breakfast bar. Integral appliances are to remain include: 'Neff' induction, double oven, separate microwave and fully integrated fridge freezer and dishwasher. An inner lobby is illuminated from above via a new lantern light and is a useful space, providing access to the side alleyway; to a WC; and to a laundry cupboard with space / plumbing for a washing machine. One further door opens to a highly versatile additional reception room, ideal as a second sitting room / study / playroom. Sliding patio doors lead out to the rear garden.

To the first floor, doors lead to all four double bedrooms and to the family bathroom. The two largest bedrooms look to the front and rear respectively and both have fitted wardrobes. The bathroom features a 3-piece white suite comprising bath with shower over, WC and basin.

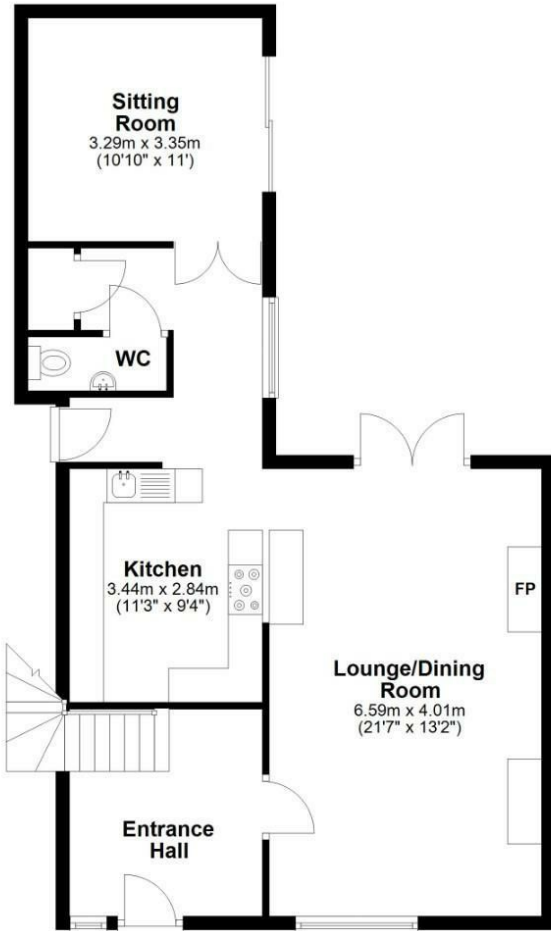


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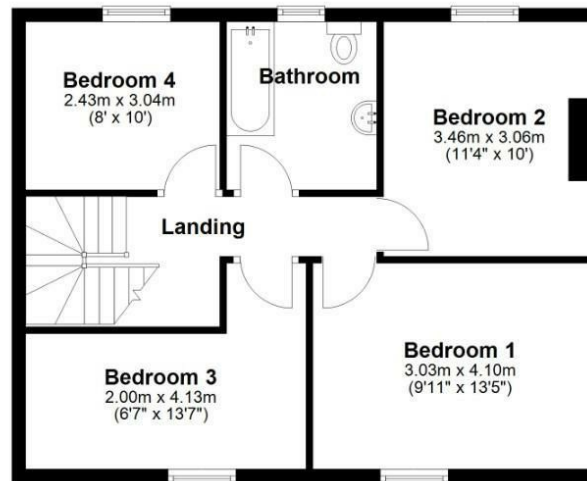
Ground Floor

Approx. 67.7 sq. metres (728.5 sq. feet)



First Floor

Approx. 55.2 sq. metres (593.9 sq. feet)



Total area: approx. 122.9 sq. metres (1322.4 sq. feet)

Garden & Grounds

No.5 Borough Close is most conveniently located for Cowbridge, within a short walk of the Town Centre via 'The Limes' and an even closer stroll to Y Bont Faen Primary school, within Borough Close. Fronting the property is a broad driveway providing off-road parking for two to three cars. Steps lead up the entrance doorway while a side alleyway, shared with the neighbouring property only, leads to the rear entrance lobby.

To the rear lies a low maintenance south-facing garden offering a patio area leading onto a central astro-turf lawn with mature planted borders. Steps lead onto a deck with pergola over with canopy and power connected - an ideal space for 4 seasons use. A large ante-room, to the side of the deck, has power connected and is the ideal storage space.

Additional Information

Freehold. All mains services connect to the property. Gas-fired 'combi' central heating. Council tax: Band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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