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1926 - 2026

61 The Verlands, Cowbridge

£625,000

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Well-presented four-bedroom detached family home within walking distance of Cowbridge town centre, offering versatile accommodation, conservatory, utility room, garage, ample parking and countryside access

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented detached four-bedroom family home
- Walking distance to Cowbridge town centre and open countryside
- Spacious living room with open fireplace and attractive front outlook
- Separate dining room opening into a rear conservatory
- Fitted kitchen/breakfast room with integrated breakfast area
- Useful utility room and ground floor cloakroom/WC
- Principal bedroom with fitted wardrobes and distant rural views
- Three further bedrooms, including a dual-aspect third bedroom
- Ample driveway parking, single garage with electric door and inspection pit
- Mature rear garden with paved seating terrace and substantial workshop with power and lighting



A well-presented detached four-bedroom family home, ideally situated within walking distance of Cowbridge town centre and enjoying equally convenient access to open countryside. Benefiting from excellent parking, a single garage, conservatory and utility room, this spacious home offers versatile accommodation perfectly suited to modern family living.

A covered entrance porch leads through a traditionally styled composite front door with glazed side panels into the welcoming **ENTRANCE HALL**, featuring attractive parquet block flooring, a useful coat hanging area and an **INNER HALLWAY** with matching flooring. A quarter-turn open-tread staircase rises to the first floor, complemented by a double-glazed window overlooking the front garden.

The generous **LIVING ROOM** enjoys an abundance of natural light from a large picture window to the front elevation, offering an open aspect. Features include engineered oak flooring and an attractive open working fireplace with a natural stone surround, quarry tiled hearth and mantel. Double doors open into the dining room, creating an excellent space for entertaining.

The **DINING ROOM** features timber-effect laminate flooring and flows seamlessly into the **CONSERVATORY**, which benefits from matching flooring, double-glazed windows, a pitched polycarbonate roof and French doors opening onto the rear garden.

The **KITCHEN/BREAKFAST ROOM** is accessed from both the dining room and inner hallway and is fitted with a range of light grey base and wall units beneath roll-top work surfaces. Features include a stainless steel one-and-a-half bowl sink and drainer, ceramic tiled flooring, a slot-in cooker and extractor hood, both of which are to remain. An adjoining breakfast area provides access to the **UTILITY ROOM**.

The **UTILITY ROOM** is fitted with additional base units, space and plumbing for laundry appliances, and houses the wall-mounted Glow-worm gas-fired central heating boiler. A glazed door and window provide access and views to the rear garden. Completing the ground floor is a **CLOAKROOM** fitted with a white suite comprising a low-level WC and wash hand basin with vanity storage.

To the first floor, the **LANDING** provides access to a deep airing cupboard housing the hot water cylinder with slatted shelving. The **PRINCIPAL BEDROOM** enjoys open front-facing views with distant rural outlooks, together with a comprehensive range of floor-to-ceiling fitted wardrobes.

BEDROOM TWO is a spacious double room overlooking the rear garden, with loft access and a fixed loft ladder. **BEDROOM THREE** is an impressive dual-aspect room with windows to both front and rear elevations, a pitched ceiling and access to a substantial storage area above the garage. **BEDROOM FOUR** is an L-shaped single room with fitted bookshelves and display shelving.

The **FAMILY BATHROOM** is fitted with a white three-piece suite comprising a P-shaped bath with electric shower and glazed screen over, wash hand basin with vanity storage and low-level WC. The room is fully tiled and benefits from a heated towel radiator and fitted mirror.

Externally, the property is approached via a substantial front lawn bordered by a variety of mature shrubs and planting. A concrete driveway provides ample off-road parking, supplemented by a useful paved area offering additional vehicle space. The attached **SINGLE GARAGE** benefits from an electric roller door, power, lighting, inspection pit and pedestrian side access.

A gated pathway leads to the rear garden, where a wide paved terrace creates an ideal space for outdoor dining and entertaining. Steps rise to a generously sized lawn surrounded by mature flower and shrub borders. A substantial timber workshop with power and lighting provides excellent storage or hobby space.

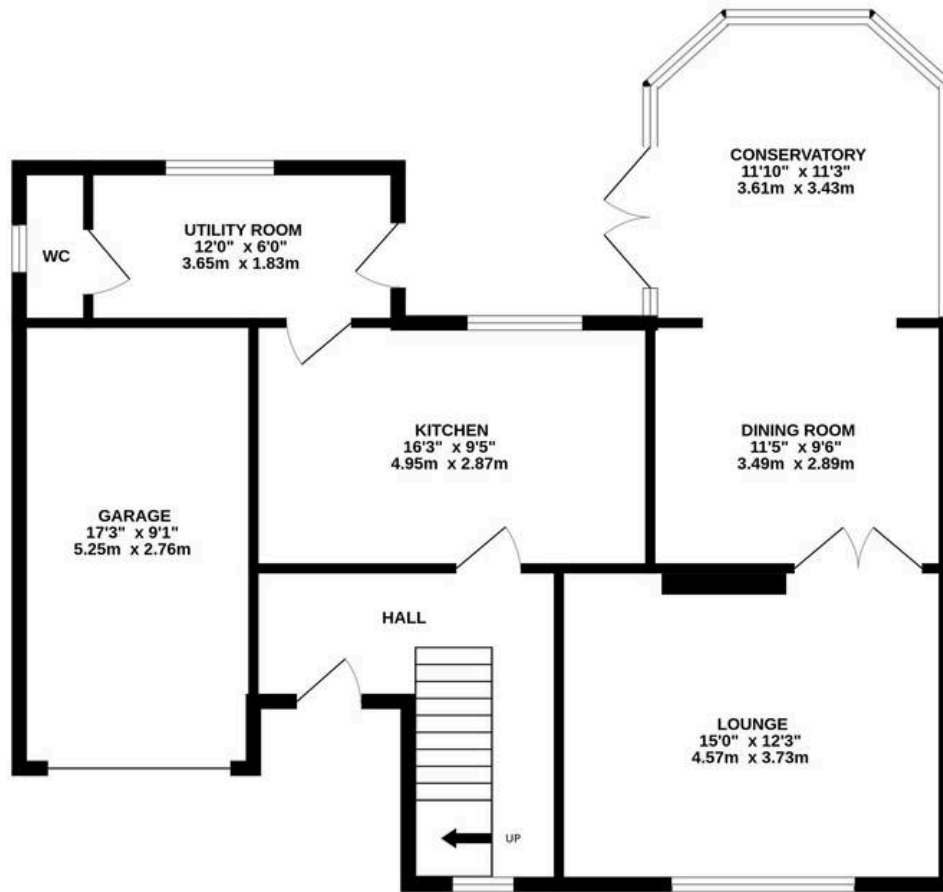
From our Cowbridge High Street office, turn at the Duke of Wellington Pub, under the stone arch and down Town Mill Road, continue a short distance before turning right into The Verlands. Follow the road around and Number 61 can be found on the left-hand side.

what3words: abacus.amplified.stars

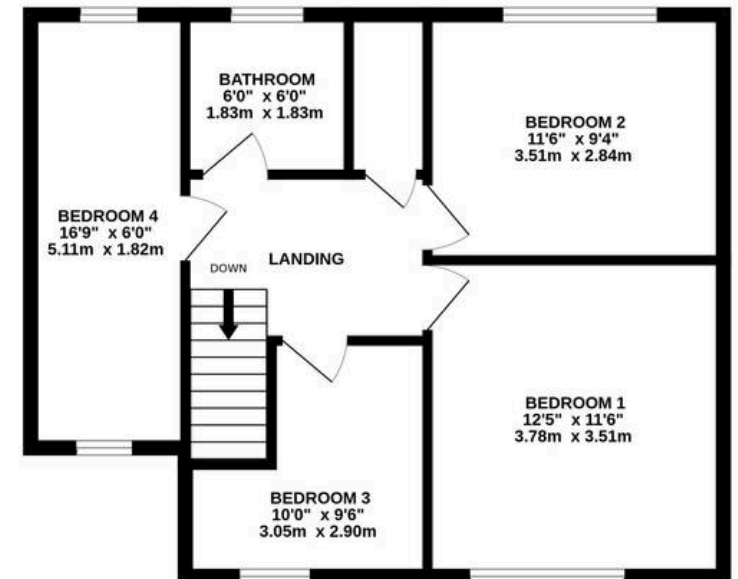




GROUND FLOOR
908 sq.ft. (84.4 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1461 sq.ft. (135.7 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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