



12 Primrose Close, Cowbridge

Cowbridge

£475,000

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Beautifully presented, substantially extended 3 bedroom semi-detached house, enjoying a secluded position at the end of a quiet cul-de-sac, with excellent parking and a sunny, private rear garden.

Council Tax band: E

Tenure: Freehold

From our Cowbridge office travel in a easterly up the High Street, at the traffic lights turn right on to the St Athan Road and turn first left onto Hillside Drive then first left again into Primrose Close where Number 12 is located at the end of the cul-de-sac on the right-hand side.

What3Words: describes.modules.once





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A traditionally styled composite entrance door opens into the HALLWAY, featuring a ceramic tiled floor and a louvre doored coat cupboard. A small-paned glazed internal door leads through to the KITCHEN – a spacious room, oak flooring throughout, fitted with cream Shaker-style units, granite and oak worktops, an inset porcelain sink and shuttered double-glazed front window. Integrated appliances include a larder fridge, under-counter freezer, washing machine, tumble dryer and dishwasher, with a freestanding Rangemaster available by separate negotiation and a concealed 'Viessmann' mains gas combination.

The LIVING/DINING ROOM with matching flooring, a carved timber-surround fireplace, double-glazed front window and cottage-style spindle staircase. Part-glazed oak double doors open to the rear SITTING ROOM, a delightful space with shuttered UPVC French doors and window to the west-facing garden, oak flooring and a further fireplace with oak surround and mantle.

Upstairs, the landing includes a loft hatch with retractable ladder. BEDROOM ONE is a rear-facing double with sliding wardrobes. BEDROOM TWO is a front-facing double with laminate floor and an EN-SUITE CLOAKROOM containing a WC, pedestal basin, frosted window and shelved cupboard fitted around a functional shower enclosure which could be reinstated. BEDROOM THREE/DRESSING ROOM offers three double fitted wardrobes, laminate flooring and a front-facing window. The SHOWER ROOM is fully tiled and includes a glazed shower enclosure with mains attachment, wash basin, low-level WC and frosted window.

Externally, a high-quality resin DRIVEWAY provides parking for three to four cars, with outside lighting, power and water. The rear garden enjoys excellent afternoon and evening sunshine, offering a wide decked seating area, steps down to a lawn and a further paved terrace, all enclosed by timber fencing. A SUMMER HOUSE with double-glazed French doors and recessed lighting is currently used as a home gym, with an internal door leading to a workshop/store room.



AWAITING FLOORPLANS



Herbert R Thomas

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