

22 Mill Park

Cowbridge, CF71 7BG

Offers In The Region Of £529,950

HARRIS & BIRT

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An excellent opportunity to purchase this four bedroom detached property within walking distance of Cowbridge town centre and all its local amenities. The property has been the subject of modernisation throughout and offers further extension possibilities. The accommodation briefly comprises entrance hall, study/bedroom four, bathroom, WC, kitchen/breakfast room, living room and three double bedrooms. Set across two floors with a half landing. Further benefits include a well fitted and modernised bathroom and kitchen. An abundance of off road parking and an excellent sized double garage.

The property is within walking of Cowbridge High Street, that offers a wide range of facilities including schooling of excellent reputation for all ages, a wide range of shops both national and local and now including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, cricket club, tennis club, squash club, bowls club, football club etc. Countryside pursuits including golf, horse riding etc. are available in the surrounding areas. The heritage coastline is just a few miles to the south. The good local road network including access to the M4 brings major centres within easy commuting distance including the capital city of Cardiff. Main line railway links via Cardiff and Bridgend and Cardiff Wales Airport is within easy driving distance.

- Detached Property
- Modernised Kitchen/Breakfast Room
- Tiered & Attractive Gardens
- Planning Permission Granted To Extend
- Cowbridge Comprehensive School Catchment
- Three/Four Bedrooms
- Integrated Double Garage
- Walking Distance To Town Centre
- Wonderful Elevated Views
- EPC Rating - D

Accommodation

Ground Floor

Entrance Hall 8'10 x 9'4 (2.69m x 2.84m)
The property is entered via uPVC fully glazed opaque front door with full length fixed pane double glazed uPVC opaque vision panels adjacent to allow plenty of natural light into an open entrance hallway. Fully skimmed walls and ceiling. Range of fitted spotlighting. Wood effect flooring. Fitted radiator. Half stairway leads up to most ground floor rooms. Staircase leading down to garage. Oak doorway opens through into study.

Study/Bedroom Four 7'2 x 8'7 (2.18m x 2.62m)
uPVC double glazed window to front elevation. Skimmed walls and ceiling. Access to loft via hatch. Wood effect laminate flooring. Fitted radiator.

Bathroom One 10'5 x 6'1 (3.18m x 1.85m)
Modern fitted three piece suite comprising oversized walk-in shower cubicle with glazed shower panel. Integrated chrome shower and rainfall shower head. Low level dual flush WC. Wall hung wash hand basin with chrome waterfall mixer tap. Wall hung vanity unit in a graphite gloss finish. Tiled splashback. LED eyeline mirror. Fully tiled with split faced quarry tiled splashback. Pebble tiled flooring. Fully skimmed walls and ceiling. Range of LED spotlighting. Wall hung chrome fitted towel rail. Two uPVC double glazed opaque windows to rear elevation.

WC
Attractive two piece suite comprising low level hidden cistern dual flush WC with wash hand basin set into the cistern with chrome mixer tap and tiled splashback. Skimmed walls and ceiling. Chrome heated towel rail.

Half Landing
Offering communicating doors to all rooms to this floor. Access to loft via hatch. Fully skimmed walls and ceiling. LED spotlighting. Fitted double radiator. Good sized storage cupboard. Doorway through into;

Kitchen/Breakfast Room 11'0 x 17'2 (3.35m x 5.23m)
Modern fitted kitchen comprising range of white gloss wall and base units with inset copper trims. Under and over a quartz fitted worksurface. Features including double Bosch eyeline electric fan double oven. Integrated undercounter fridge behind matching decor panel. Inset stainless steel sink with copper swan neck mixer tap. Bosch electric induction four ring hob with copper extractor fan and glazed splashback. Inset undercounter wine fridge. Integrated Bosch dishwasher behind matching decor panel. Overhanging peninsular breakfast bar. Range of uPVC double glazed windows to front elevation allowing plenty of natural light. Skimmed walls and ceilings with LED spotlighting. Wood effect flooring. Fitted radiators. Opens through into living room.

Living Room 12'8 x 20'7 (3.86m x 6.27m)
uPVC double glazed windows to front and side elevations. Skimmed walls and ceilings. Wood effect flooring. Open chimney breast with inset log burning stove set on a slate laid hearth. Three hidden light fittings. Further range of LED spotlighting. Fitted radiator. Doorway through into;

Master Bedroom 15'9 x 10'4 (4.80m x 3.15m)
Excellent sized double bedroom. uPVC double glazed window to side elevation. Skimmed walls and ceiling with LED spotlighting. Wood effect flooring. Fitted radiator.

Bedroom Two 11'7 x 12'11 (3.53m x 3.94m)
Another good sized bedroom. uPVC double glazed window to rear elevation. Skimmed walls and ceiling. LD spotlighting. Wood effect flooring. Fitted radiator.

Bedroom Three 12'10 x 9'9 (3.91m x 2.97m)
Third double bedroom. Aluminum fully glazed sliding patio doors open out onto a rear patio laid terrace. Fully skimmed walls and ceiling. Range of LED spotlighting. Wood effect flooring. Fitted radiator.

Outside

Double Garage 23'0 x 20'9 (7.01m x 6.32m)
Excellent sized double garage. Integrated to lower ground floor. Electric up and over garage door x2. uPVC double glazed window to side elevation. uPVC half glazed door to side garden. Plenty of space for storage. Range of fitted worktops and wall and base units. Plenty of space for tumble dryer and washing machine.

Gardens & Grounds
Set on an attractive plot with plenty of off road parking to front via a good sized driveway as well as access to garage. Pedestrian side access to both elevations made private via timber fencing and a timber ledged and braced door. Quarry tiled steps lead up the side to the well landscaped rear gardens set across a variety of tiers. There is a matching quarry tiled alfresco dining terrace to the rear. Raised and well laid beds and boarders with tiled steps leading up to an attractive elevated decked terrace. Glazed wrought iron balustrade. Offering wonderful views across the heart of Cowbridge and the countryside beyond. Block built pizza oven to remain. Further range of adolescent trees and shrubbery. Curved walled seating area.

Services & Tenure
The property is serviced by mains gas, electric, water and drainage.

Planning Permission
Ref: 2021/00485/FUL
Extension with Juliette balcony over existing ground floor and external alterations

Directions
From our office at 65 High Street travel down Town Road and follow the road around onto Constitution Hill. Take a left onto Mill Park and the property is on the right hand side as you travel through into Mill Park before you hit the head of the cul-de-sac on your right hand side. There will be a Harris & Birt board outside.



























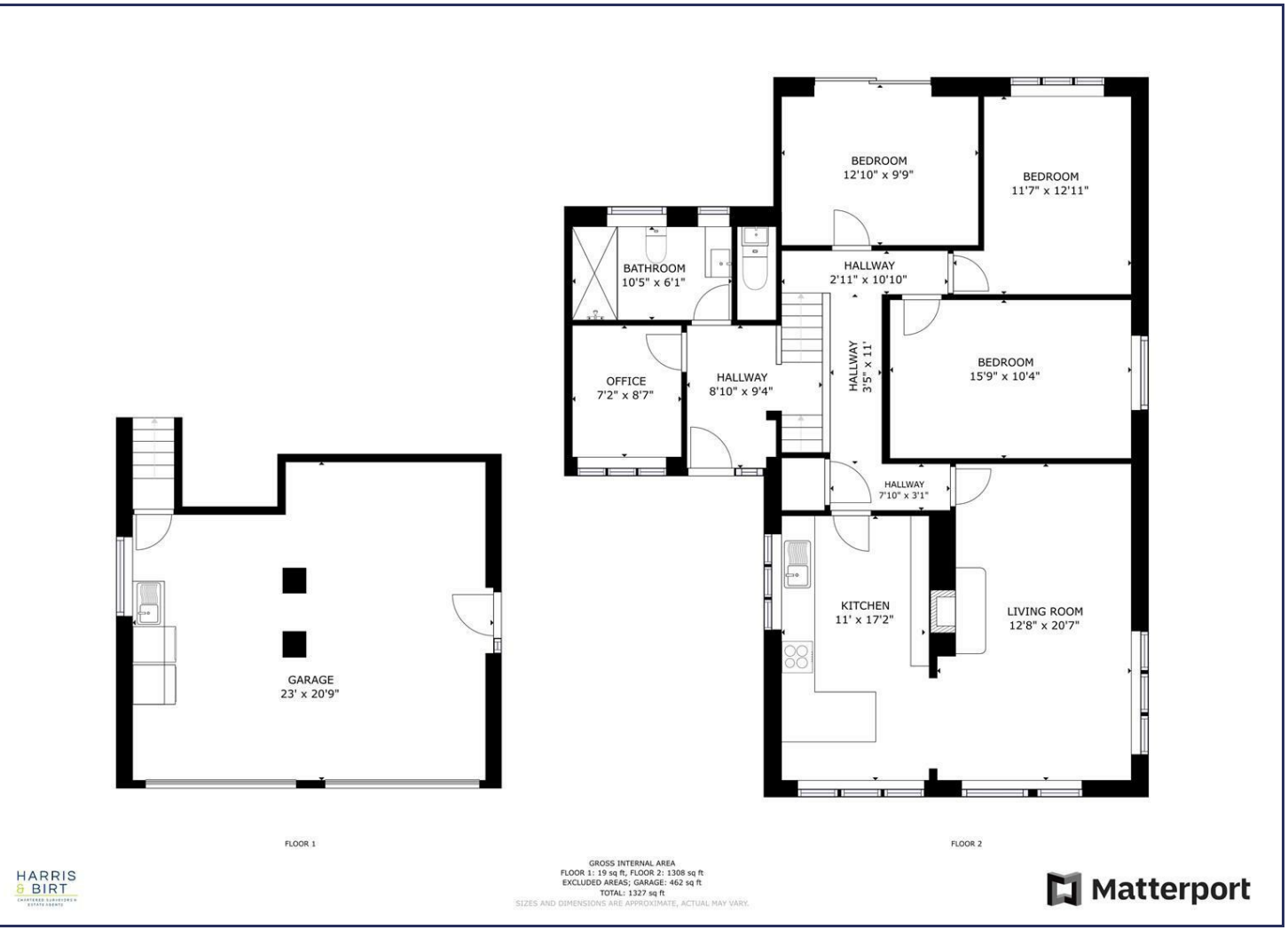





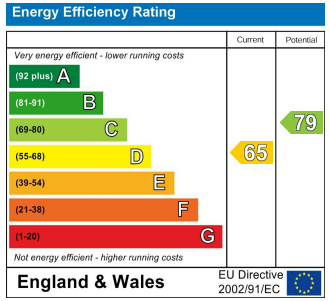

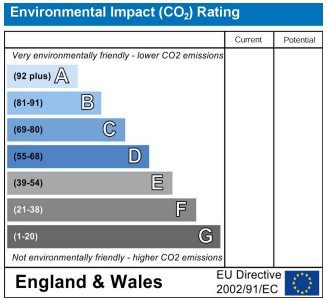

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