



## Cae Stumpie, offers in excess of £290,000

- Three Bedroom Semi Detached in Highly sought after location close to Cowbridge High Street
- Driveway for one vehicle with the potential to extend
- South facing rear garden and garage with power points
- Contemporary kitchen with access to the rear garden
- Open plan living space with access to the rear garden
- EPC Rating: C



 3  1  2



## About the property

This well presented home is offered for sale in a highly sought-after location close to Cowbridge High Street and is ideal for families and first-time buyers seeking a convenient, modern lifestyle within easy reach of excellent primary and secondary schools, public transport links and local amenities. Neutrally decorated throughout, the house offers open plan reception rooms, seamlessly connecting living and dining areas for a versatile and comfortable entertaining space. The dining area offers views of the south-facing garden and direct access to the outdoors, enhancing the natural brightness and creating a tranquil environment to relax or host guests. The contemporary kitchen conveniently provides access to the garden, making it perfect for al fresco dining or for youngsters to enjoy outdoor play. Upstairs, the generously sized master bedroom is complemented by a further double bedroom, ensuring ample space for family or guests. The third bedroom is currently used as a study, lending itself well to remote working or as a nursery. The bathroom has been tastefully fitted by the current vendors, providing a modern and comfortable space for relaxation. Externally, the property benefits from a driveway with parking for one car, with the potential to extend further if desired. The rear garden is south-facing, ideal for gardening enthusiasts or families. A single garage in the rear garden comes complete with lighting and power points, offering flexible storage or workshop options.





## Accommodation

### Location

Excellent local primary and secondary schools. Access to Cowbridge is via the A48, which bypasses the town, and the M4 motorway to the north, serviced by junctions 33, 34, and 35. Cardiff, the capital city with comprehensive amenities, is approximately 13 miles east, offering a mainline rail connection to London in around two hours. Cowbridge itself offers good bus links. The Heritage Coastline with cliff-top walks and sandy and stony beaches, lies to the south and west.

### Hallway

Entered via UPVC double glazed front door, UPVC double glazed window to front, stairs leading to the first floor with storage space beneath, radiator, carpeted, door leading to the lounge/dining room.

### Lounge / Dining Room

#### Lounge Area

11' x 11' 7" ( 3.35m x 3.53m )

UPVC double glazed window to front, wall mounted fire, radiator, carpeted, opening through to dining room area.

#### Dining Room Area

8' 9" x 8' 6" ( 2.67m x 2.59m )

UPVC double glazed sliding door leading to the seating area in the rear garden, door leading to the kitchen, radiator, carpeted.

### Kitchen

Units to base and wall height, oven with electric hob and extractor hood over, tiled splash back, space and plumbing for washing machine and dishwasher, space for upright fridge/freezer, stainless steel sink and drainer with tiled splash back, radiator, vinyl flooring, UPVC double glazed door leading to the rear garden, UPVC double glazed window overlooking the rear garden.

### Landing

UPVC double glazed window to side, cupboard housing 'Worcester' boiler, doors leading to three bedrooms and bathroom, access to loft space, carpeted.

### Bedroom One

11' 7" x 11' 6" (Max) ( 3.53m x 3.51m (Max) )

A light double bedroom with UPVC double glazed window to rear, radiator.

### Bedroom Two

11' 7" x 11' 6" (max) ( 3.53m x 3.51m (max) )

A further double bedroom with UPVC double glazed window to front, radiator, carpeted.

### Bedroom Three

8' 3" x 7' 4" ( 2.51m x 2.24m )

UPVC double glazed window to front, radiator, carpeted.

### Bathroom

UPVC double glazed obscured window to rear, bath with electric shower over and tiled surround, WC, wash hand basin unit with cupboards above and below, ladder style radiator, vinyl flooring.

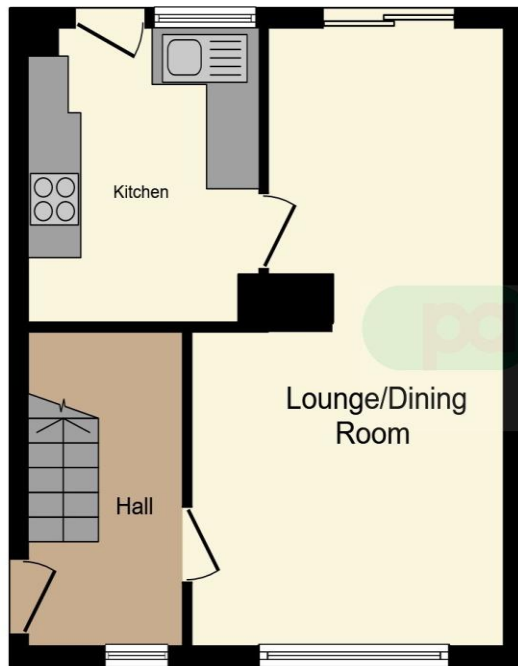
### Front Garden

Driveway for one car with the potential to extend, pathway leading to the front door and to the rear garden, walls to boundary.

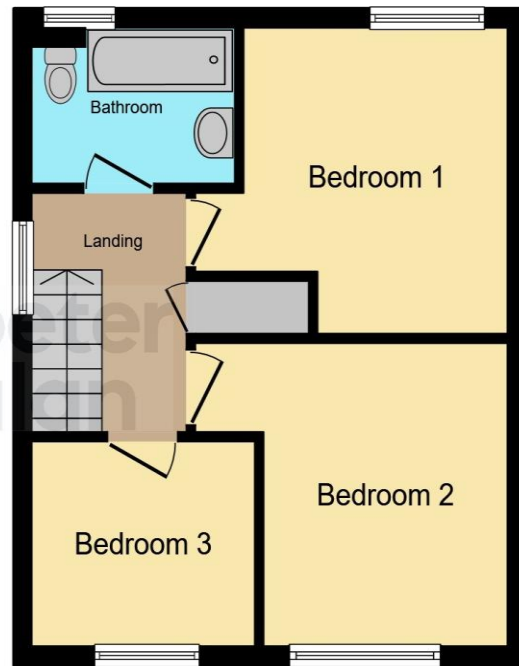
### Rear Garden

South facing garden with seating area, pathway leading to the rear of the garden laid to lawn and stones, gate to the side leading to the front of the property.

## Floorplan



**Ground Floor**



**First Floor**

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