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63 Geraints Way, Cowbridge, CF71 7AY

Vale Of Glamorgan

£375,000

63 Geraints Way

Cowbridge

Situated in the popular Geraints Way development, this well-presented semi-detached bungalow offers spacious accommodation, garden views, a garage, parking and easy access to Cowbridge.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Sought-after location
- Well-presented semi-detached bungalow with versatile accommodation
- Spacious living room with feature fireplace
- Office/library area, ideal for home working
- Generous farmhouse-style kitchen/dining room
- Two well-proportioned double bedrooms
- Large rear garden with patio, seating areas, and lawn
- Garage and driveway parking for up to three vehicles



The property is entered via a welcoming main **HALLWAY** featuring attractive maple wood flooring, which continues throughout much of the living accommodation.

The spacious **LIVING ROOM** is a bright and inviting space, featuring a double-glazed uPVC window overlooking the front aspect and allowing plenty of natural light to flood in. A feature fireplace creates an attractive focal point, while the room offers ample space for a range of furniture. An open aspect leads through to a versatile **OFFICE/LIBRARY** area, providing an excellent work-from-home space with room for desks, bookcases and additional storage.

Located off the **HALLWAY**, the **KITCHEN/DINNING ROOM** offers an excellent social space. The kitchen is fitted in a farmhouse style with wooden-effect worktops, contrasting black handles and a traditional Belfast sink with mixer tap. There is space for a range cooker, fridge freezer and washing machine, while a double-glazed uPVC window enjoys views over the rear garden. The dining area offers ample space for a family-sized table and benefits from double-glazed patio doors opening directly onto the patio.

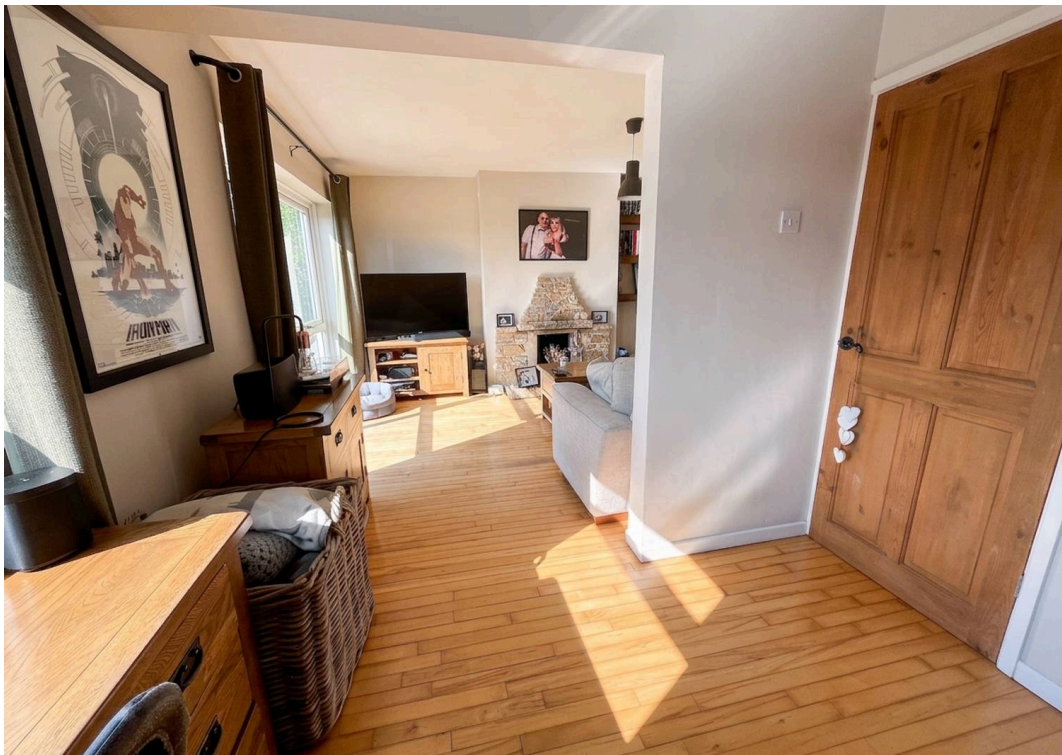
The **FAMILY BATHROOM** is fitted with a white suite comprising a low-level WC with push-button flush, a pedestal wash hand basin with mixer tap and a panelled bath with mixer tap and shower attachment over. A frosted double-glazed uPVC window provides natural light and privacy, complemented by tiled splashbacks.

There are two well-proportioned double bedrooms. The **PRINCIPAL BEDROOM** offers excellent space for wardrobes, a chest of drawers and a dressing table. **BEDROOM TWO** is another spacious double room, enjoying views over the rear garden and offering ample space for additional storage furniture.

Externally, the property continues to impress with an attractive and well-maintained **GARDEN**. The north-west-facing rear garden features a substantial patio area, with steps leading to two further seating areas before extending onto a large lawn.

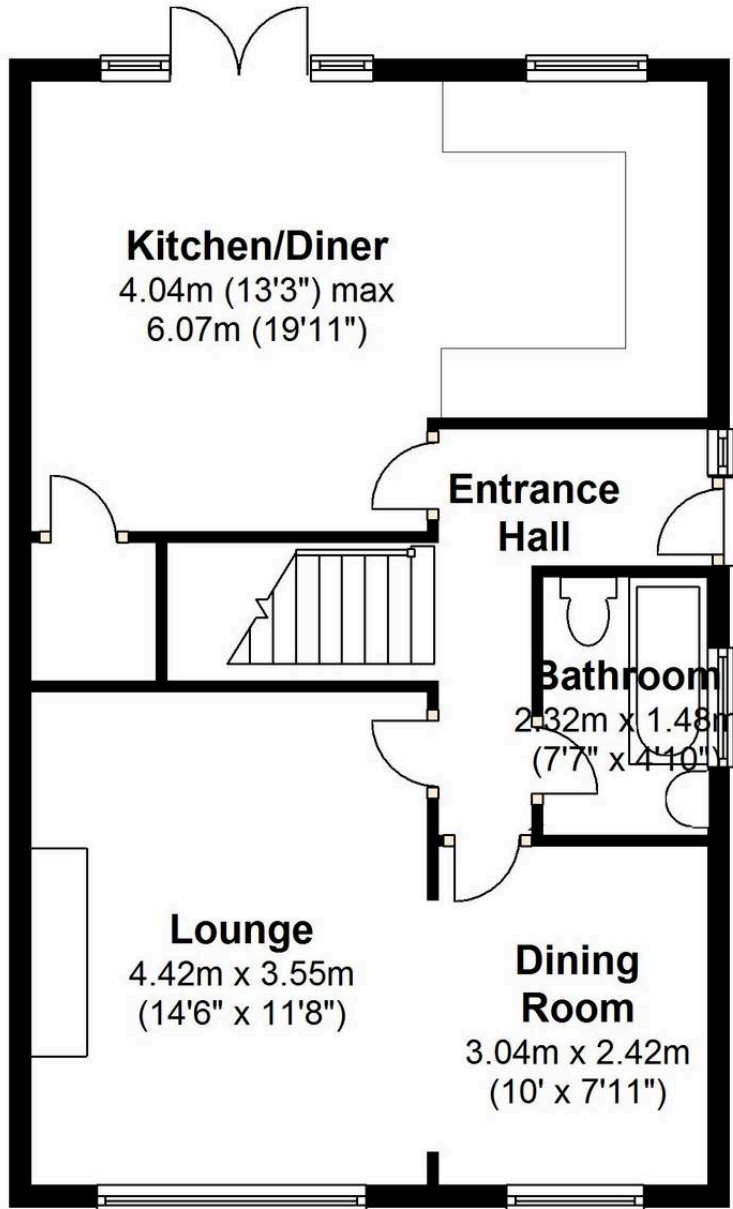
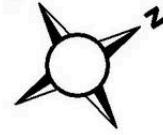
A **SINGLE GARAGE** provides useful storage space, while to the side of the property there is off-road parking for multiple vehicles, comfortably accommodating up to three cars. Outside lighting is provided to both the front and rear of the property.

To the front, a small lawned garden is enclosed by a dwarf wall.



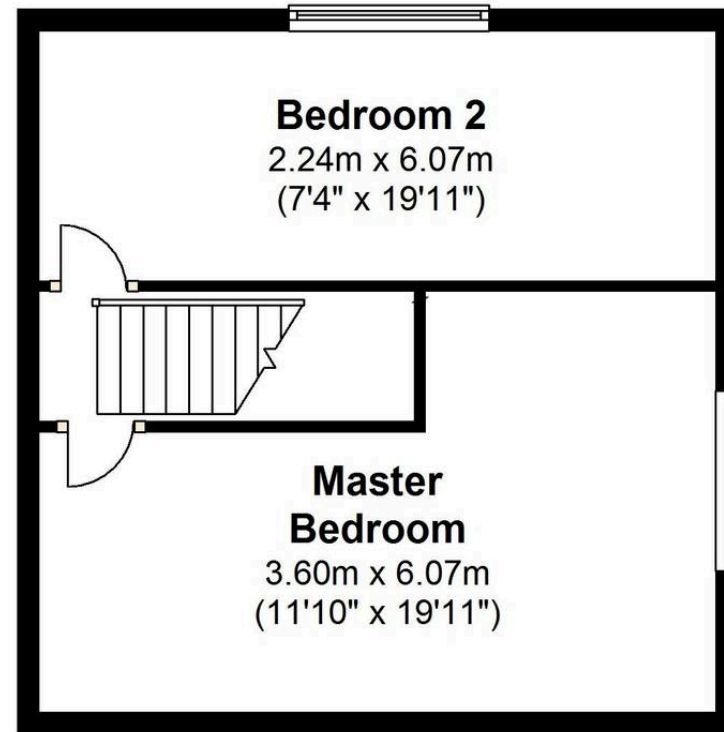
Ground Floor

Approx. 57.8 sq. metres (622.4 sq. feet)



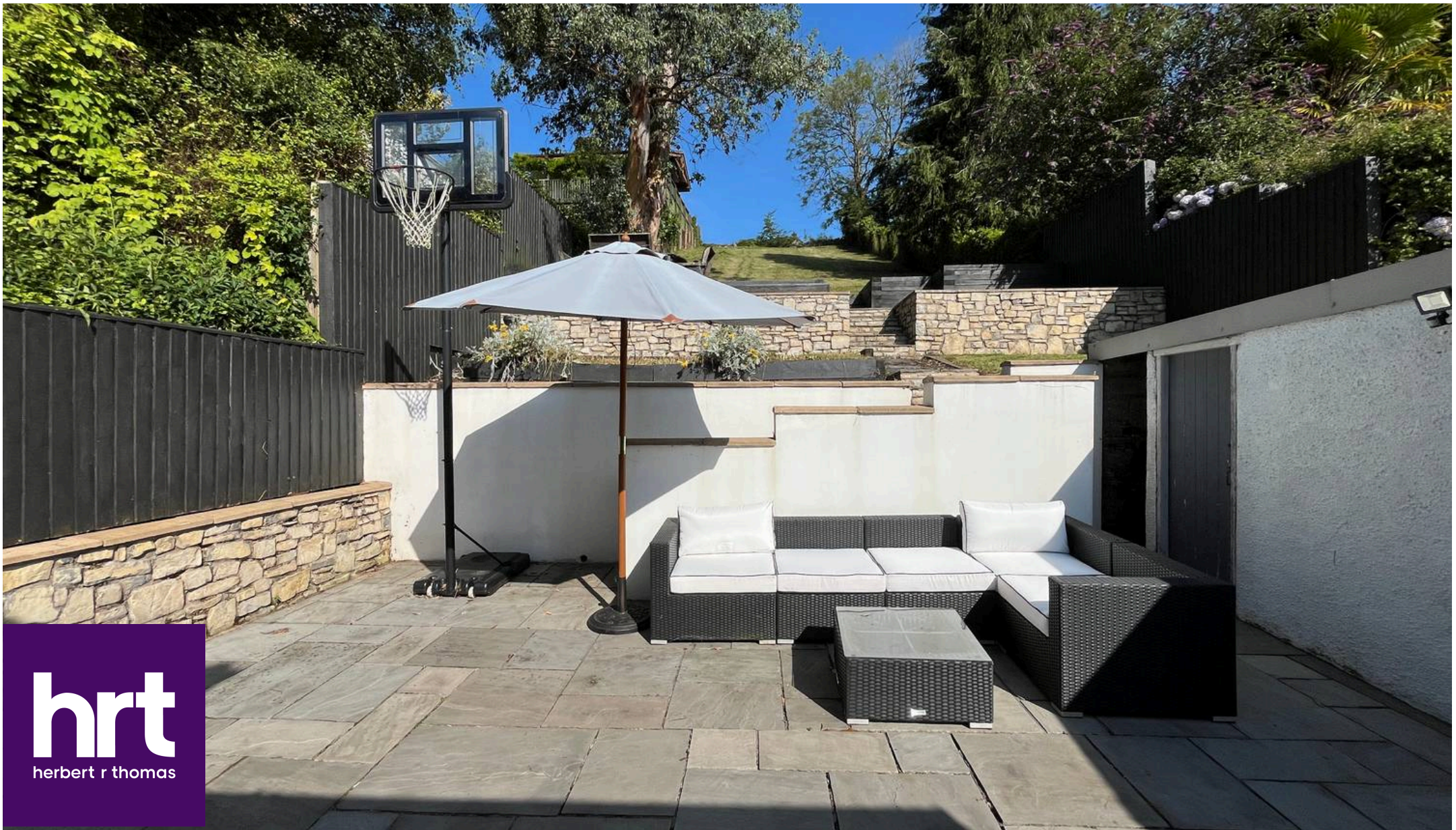
First Floor

Approx. 36.0 sq. metres (387.7 sq. feet)



Total area: approx. 93.8 sq. metres (1010.1 sq. feet)





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