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1926-2026

12 Crescent Close, Cowbridge

£379,000

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"Town and Country Living" Extended three-bedroom semi-detached home in a quiet cul-de-sac, rural rear views, west-facing garden, parking and easy walking access to Cowbridge High Street, schools and amenities

Council Tax band: E

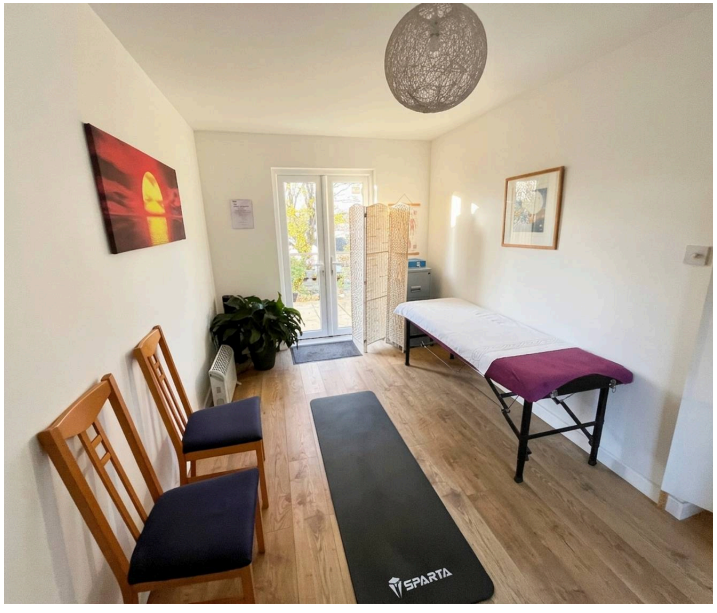
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Extended three-bedroom semi-detached family home
- Desirable end of cul-de-sac position
- Rural views to the rear towards Llanblethian
- Walking distance to Cowbridge High Street and schools
- Spacious kitchen/dining room with Shaker-style units
- Living room with patio doors to rear garden
- Versatile second reception room
- Newly fitted bathroom (2025)
- Boarded loft with drop-down ladder access
- West-facing rear garden, off-road parking







"Town and Country Living" An extended three-bedroom semi-detached family home occupying an enviable end of cul-de-sac position, enjoying delightful rural views to the rear whilst being within easy walking distance of Cowbridge High Street, local schools and amenities. The property offers versatile and well-presented accommodation together with a west-facing rear garden and off-road parking.

uPVC panelled entrance door with double-glazed fanlight opens into a welcoming entrance **HALLWAY** with timber-effect flooring. The **KITCHEN/DINING ROOM** is fitted with a range of white Shaker-style base and wall units complemented by oak block worktops incorporating a stainless steel sink and drainer. Glow-worm gas combination boiler (installed in 2020), extractor hood, freestanding cooker, and space for a washing machine and fridge/freezer. There is ample space for family dining.

A half-glazed internal door leads through to the spacious **LIVING ROOM**, featuring a fireplace with marble hearth and tiled-effect surround. Sliding patio doors open directly onto the west-facing rear garden, while an open-tread staircase rises to the first floor, and a useful study area beneath.

Versatile **SITTING ROOM**, currently utilised as a therapy room, benefiting from quality timber-effect flooring, a window to the front elevation and French doors opening onto the garden.

To the first floor, the **LANDING** provides access to a boarded loft space via a drop-down ladder. The **PRINCIPAL BEDROOM** is a generous double room enjoying views over the rear garden and rolling countryside towards Llanblethian, with the benefit of a built-in storage cupboard. **BEDROOM TWO** is a particularly spacious double room with dual-aspect windows to the front and rear elevations. **BEDROOM THREE** is ideal as a single bedroom, nursery or home office.

Completing the accommodation is a stylish **BATHROOM**, newly installed in 2025, comprising a white suite including a panelled bath with shower over, wash hand basin set within a vanity unit and low-level WC. The room is beautifully finished with tiled flooring, full-height wall tiling and a chrome heated towel rail.

Externally, the property benefits from a single off-road parking space together with additional roadside parking. The front garden is attractively landscaped with mature shrubs, specimen planting and a pathway leading to the entrance door. A side gate provides access to the enclosed west-facing rear garden, designed for ease of maintenance with a generous paved seating area, established borders and a further sloping natural garden area offering excellent potential for further landscaping.

Directions:

From our Cowbridge office, proceed in an easterly direction along the High Street and turn right at the traffic lights onto St Athan Road. Continue for a short distance before turning left and then right into Crescent Close. Follow the road to the end of the cul-de-sac, where No. 12 can be found on the right-hand side.

what3words: cupboards.dwelled.suave



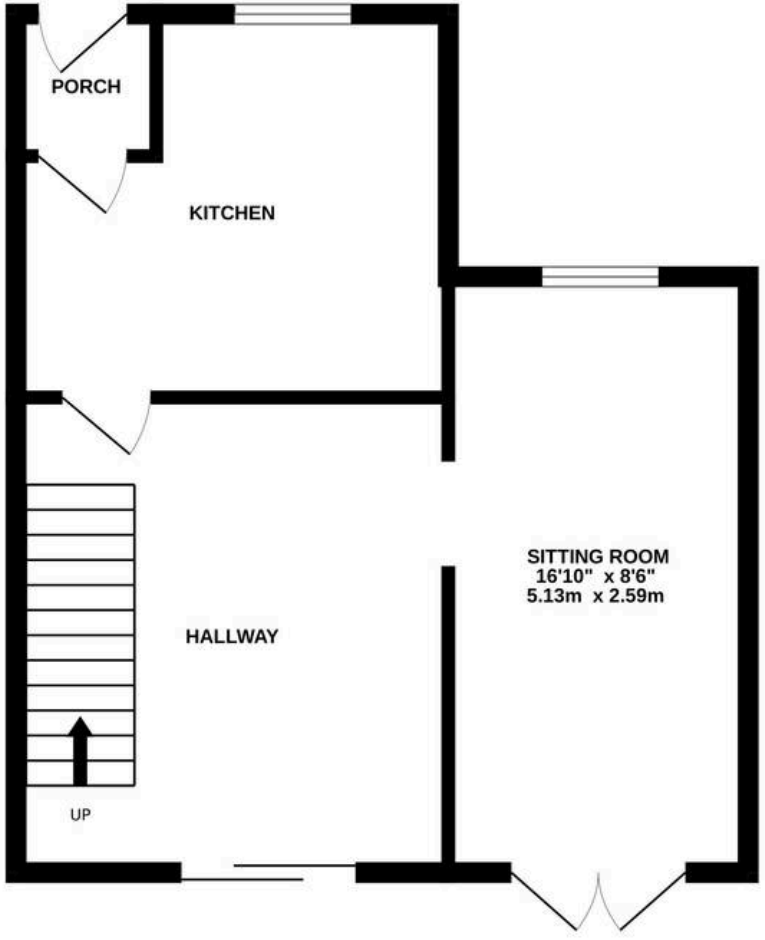




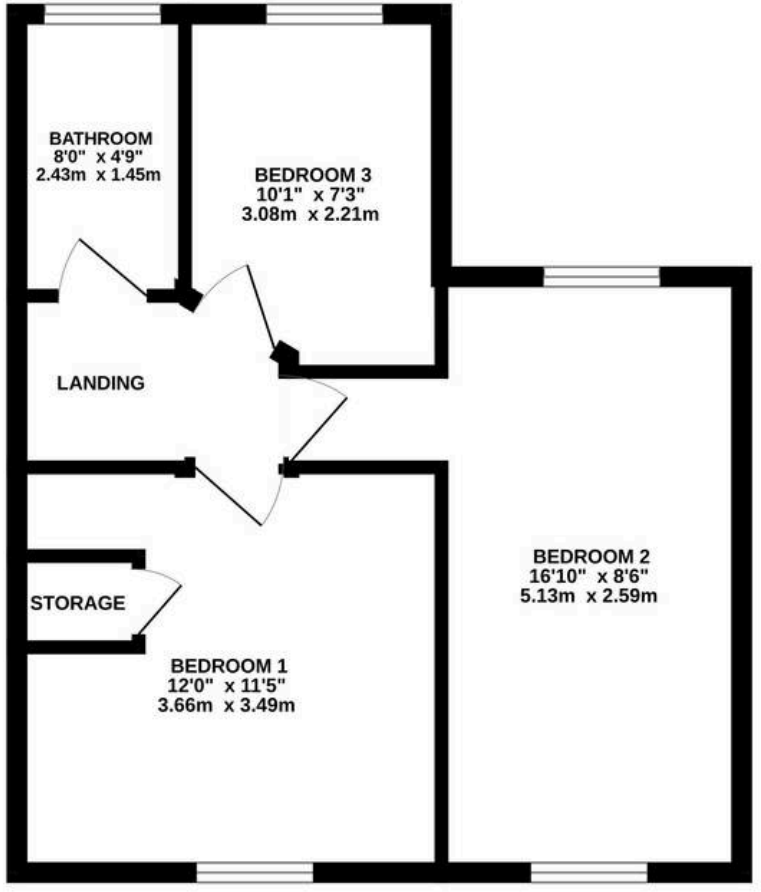




GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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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