



11 Fitzhamon Close,
Cowbridge, CF71 7GG

Watts
& Morgan



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Cowbridge CF71 7GG

Guide Price £565,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

An immaculate four double bedroom detached family home, occupying an attractive position within the ever-popular Clare Garden Village development in Cowbridge. Within walking distance of the High Street, shops, restaurants and local schooling.

Built in 2023 by Taylor Wimpey, this sought-after 'Shelford' design offers accommodation over 1,300 sq ft. To include; an impressive hallway, bay-fronted lounge and a superb open-plan kitchen/dining room with French doors. Also, a utility/WC and a separate home office/snug. To the first floor are four generous double bedrooms, an en-suite shower room and a 3-piece family bathroom.

Externally, the property boasts landscaped front and rear gardens, a single garage and driveway parking for two vehicles.

No onward chain. EPC Rating: B.

Directions

Cowbridge Town Centre – 0.6 miles

Cardiff City Centre – 22.3 miles

M4 Motorway – 10.9 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

Neatly positioned within the ever-popular Clare Garden Village in Cowbridge, this attractive 'Shelford' design by Taylor Wimpey makes an ideal family home, offering spacious and versatile accommodation across two floors. The property boasts four double bedrooms, a superb open-plan kitchen/dining room, separate lounge and an additional home office or snug.

The welcoming entrance hallway features a carpeted staircase with useful bespoke storage beneath leading to the first floor. A 2-piece cloakroom/utility room provides space for a tumble dryer, work surface and additional storage.

Positioned to the front of the property, the generous lounge presents a bay window overlooking the open green space to the front, with double doors linking through to the kitchen/dining room.

Spanning the full width of the property to the rear, the impressive open-plan kitchen/dining room provides a wonderful space for family life and entertaining. The kitchen is fitted with a range of high-gloss white wall and base units, complemented by stone-effect work surfaces. Integrated 'AEG' appliances will remain, including; an induction hob with glass splashback and extractor hood over, double oven with separate grill, fridge/freezer, washing machine and dishwasher. One cupboard houses the Ideal gas boiler. The dining area features French doors opening directly onto the tiled patio, creating a seamless connection between indoor and outdoor living.

Completing the ground floor is an additional reception room, ideal as a home office or snug, with an outlook to the front aspect.

To the first floor, the landing provides access to the loft space via a hatch with boarded storage space, whilst an airing cupboard houses the hot water tank. There are four well-proportioned double bedrooms, three of which benefit from fitted wardrobes. The principal bedroom enjoys the added advantage of its own en-suite shower room. The other three bedrooms share use of the 3-piece family bathroom.

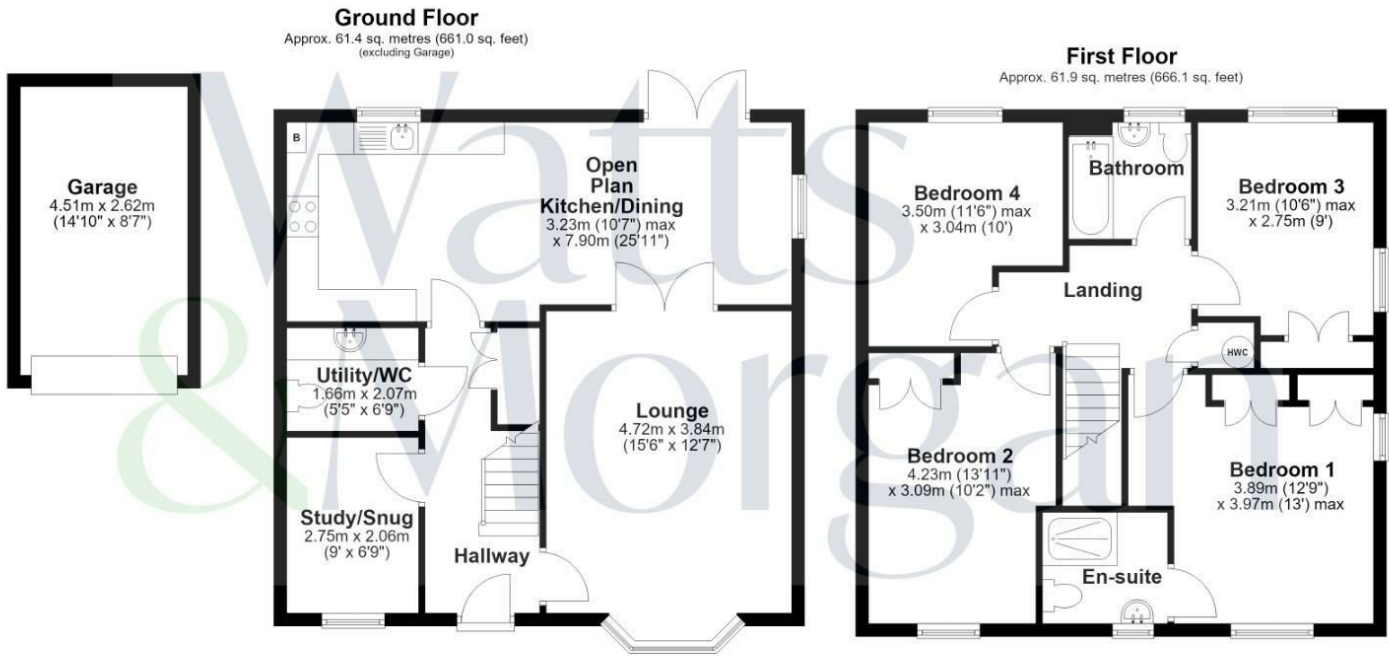


GARDENS AND GROUNDS

11 Fitzhamon Close occupies an attractive position within the popular Clare Garden Village development, on Phase 2 overlooking the open green space and road linking to Cowbridge high street and the A48. The property enjoys a low maintenance frontage with astro-lawn and pathway leading to the front entrance. A side gate provides convenient access through to the rear garden.

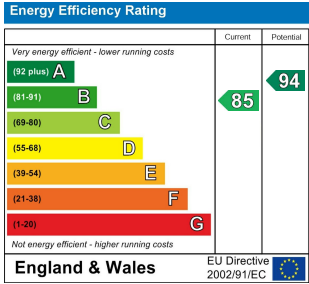
The driveway provides parking for two cars and leads to the single garage with up-and-over door and a door linking to the garden.

The landscaped rear garden centres around an astro-lawn and features a patio area, accessed directly from the kitchen/dining room - ideal for al-fresco dining. Beyond the garage is an additional sheltered area to enjoy - ideal for a hot-tub.



ADDITIONAL INFORMATIONGuide Price

All mains services connected. Freehold. Gas-fired central heating. Council Tax Band H.



Total area: approx. 123.3 sq. metres (1327.2 sq. feet)



Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





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