

41 Geraints Way

Cowbridge, CF71 7AY

Price £400,000

HARRIS & BIRT



A spacious, semi-detached, property located on a popular residential development within walking distance of Cowbridge High Street. The accommodation is 'upside down' to enjoy the benefit of elevated views over Cowbridge town and briefly comprises: entrance hall and two double bedrooms on the ground floor. First floor offers kitchen, dining room/bedroom four, living room, bedroom three and family bathroom. Outside enjoys the benefit of off road parking via brick-laid drive, open front garden and tiered rear garden with summerhouse to enjoy the views.

Geraints Way is a popular residential development situated on the western side of town and whilst in the car you have to go uphill and downhill to get into the town centre, the route on foot is distinctively shorter and brings all of the towns excellent facilities within easy walking distance. These include schooling of excellent reputation for all ages, a wide range of shops both national and local, library, health centre, sporting and recreational facilities including leisure centre, tennis club, squash club, bowls club, cricket club etc. Cowbridge is an attractive market town situated in the heart of the rural Vale of Glamorgan with the heritage coastline just a few miles to the south. Easy access to major routes including the M4 and A48 brings major centres within easy commuting distance including the capital city of Cardiff, Newport, Swansea, Bridgend etc.

- Semi-Detached Property
- First Floor Living Room Enjoying Elevated Views
- Tiered Rear Garden
- Walking Distance to Cowbridge Town Centre
- Cowbridge Schools Catchment Area
- Three/Four Bedrooms
- Off Road, Driveway Parking
- Timber Summerhouse
- Popular Location
- EPC Rating:

Accomodation

Ground Floor

Entrance Hall 9'0" x 11'11" (2.74m x 3.63m)
The property is entered from the front drive via obscure glazed uPVC door with further obscure glazed window to side. Recessed cloak cupboard. Wood-effect vinyl floor. Radiator. Pendant ceiling light. Doors to both ground floor rooms. Stairs to first floor with understairs storage space.

Bedroom One 12'8" x 11'6" (3.86m x 3.51m)
Window overlooking the front. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Two 9'1" x 17'9" (2.77m x 5.41m)
Large window overlooking the front. Range of Sigma 3 fitted wardrobes with mirrored sliding doors. Fitted carpet. Vertical radiator. Pendant ceiling light.

First Floor

Landing 11'6" x 11'2" (3.51m x 3.40m)
Stairs from ground floor onto first floor landing. Loft access hatch. Wood-effect vinyl floor. Pendant ceiling light. Doors to all first-floor rooms.

Kitchen 11'4" x 4'8" (3.45m x 1.42m)
Modern fitted shaker-style kitchen in cream with features to include: range of wall and base units with wood-effect work surfaces and tiled splashbacks. Freestanding Zanussi four-ring gas hob and electric oven, with electric extractor hood over. Space for fridge freezer. Plumbing for undercounter dishwasher. Wall-mounted cupboard housing Baxi gas combination boiler. Double-glazed door to rear garden. Window overlooking rear garden. Continuation of flooring from hall. Vertical radiator. Pendant ceiling light.

Dining Room/Bedroom Four 12'9" x 11'11" (3.89m x 3.63m)
Large window overlooking the front, offering lovely elevated countryside views. Recessed storage cupboard. Fitted carpet. Radiator. Pendant ceiling light.

Living Room 15'5" x 11'11" (4.70m x 3.63m)
Two large windows overlooking the front. Central feature fireplace containing log-effect electric fire with decorative surround and mantel. Radiators. Fitted carpet. Pendant ceiling light.

Bedroom Three 10'1" x 7'9" (3.07m x 2.36m)
Large window overlooking rear garden. Wood-effect laminate floor. Radiator. Pendant ceiling light.

Bathroom 9'9" x 4'8" (2.97m x 1.42m)
Modern fitted three-piece suite in white with features to include: Panelled bath with wall-mounted mirror. Electric shower with folding glazed screen. Low-level dual-flush WC and wall-hung vanity unit containing sink with mixer tap and storage drawers underneath. Fully tiled walls. Continuation of flooring from hall. Obscure glazed window to rear. Wall-mounted towel warmer. Pendant ceiling light.

Outside
Access from Geraints Way onto brick-laid drive offering off-road parking for two vehicles leading to the front door. Lawned front garden with dwarf wall boundary to front and pretty planted borders. EV charging point. Steps lead up to a pedestrian gate offering access to the rear garden. The garden to the rear is primarily tiered; however, offers a flat area of patio accessed via a few steps from the kitchen, with steps leading up to another laid-to-tiles raised patio with Cotswold chippings borders. Further steps with rail lead up to the top of the garden and to an elevated decked terrace offering wonderful elevated views over Cowbridge and the fields beyond. The area of decking is enclosed by fenced boundaries. Further garden space beyond to a block wall boundary. Detached timber summerhouse, again enjoying wonderful elevated views over Cowbridge.

Services
All main services are connected to the property. Gas central heating via combination boiler housed to cupboard in the kitchen. uPVC double glazing throughout.

















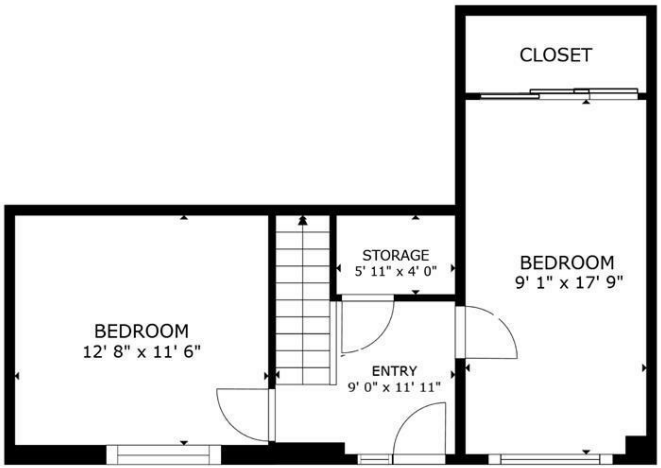




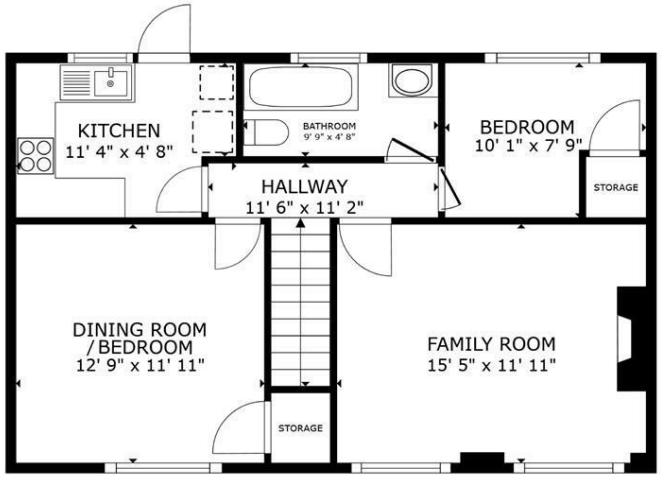








FLOOR 1



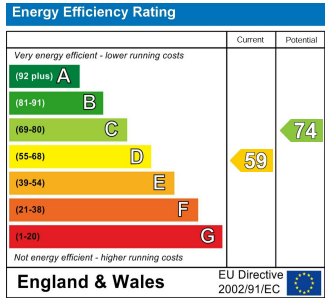
FLOOR 2

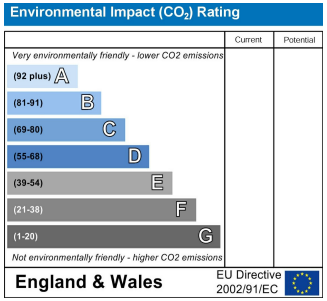
GROSS INTERNAL AREA
FLOOR 1 461 sq.ft. FLOOR 2 629 sq.ft.
TOTAL : 1,090 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport









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