



26 Clisson Close

Cowbridge, CF71 7FP

Price £525,000

HARRIS & BIRT



An attractive, detached, property situated in a quiet and peaceful cul de sac location in the popular Clare Garden Village and is within easy walking distance of the heart of Cowbridge town centre, and all its local amenity close at hand. Built in 2022 by Taylor Wimpey, the well presented accommodation briefly comprises entrance hall, living room, kitchen/dining/family room and WC to the ground floor. Stairs lead up to four excellent sized bedrooms with en suites to the master and bedroom two, as well as a third, family bathroom. The property benefits from off road parking, integral garage and a landscaped garden to the rear.

The town centre of the market town of Cowbridge is within comfortable walking distance and offers a wide range of facilities including schooling of excellent reputation for all ages, a wide range of shops both national and local and now including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, cricket club, tennis club, squash club, bowls club, football club etc. Countryside pursuits including golf, horse riding etc are available in the surrounding areas. The heritage coastline is just a few miles to the south. The good local road network including access to the M4 brings major centres within easy commuting distance including the capital city of Cardiff. Main line railway links via Cardiff and Bridgend and Cardiff Wales Airport is within easy driving distance.

- Attractive Detached Property
- Open Plan Kitchen/Dining/Family Room
- Landscaped Rear Garden
- Off Road Parking
- Walking Distance To Cowbridge Town Centre
- Four Double Bedrooms, Two with En Suites
- Modern Decor Throughout
- Garage
- Popular Location Within Clare Garden Village
- EPC Rating - B

Accommodation

Ground Floor

Entrance Hall 6'5 x 16'11 (1.96m x 5.16m)

The property is entered via front door with decorative obscure glazed vision panels into the entrance hall. Herringbone style solid oak wood block parquet flooring supplied by Broadleaf Timber. Stairs to first floor with understairs storage space. Radiator. Ceiling spotlights. Doors to all ground floor rooms.

Living Room 11'0 x 18'9 (3.35m x 5.72m)

Glazed door from hall into a spacious and light living room. Large picture window overlooking the front with plantation style shutters. Continuation of solid oak wood block flooring from hall. Radiators. Pendant ceiling lights. Glazed French doors opening into kitchen/dining/family room.

Kitchen/Dining/Family Room 28' x 9'11 (8.53m x 3.02m)

A versatile room comprising modern fitted kitchen with features to include: a range of wall and base units with wood effect laminate worksurfaces over and matching upstands. Inset 1.5 bowl sink with curved mixer tap and draining grooves. Countertop four-ring gas hob with glass splashback and electric extractor hood over. Eyeline electric oven and grill. built into cabinet. Integrated fridge/freezer behind matching decor panel. Integrated undercounter dishwasher and washing machine behind matching decor panels. Wall mounted cabinet containing Ideal Logic gas boiler. Two windows with plantation style shutters overlooking the rear garden garden. French doors with plantation style shutters opening onto the rear patio and garden beyond. Continuation of oak wood block flooring from hall and living room. Radiator. Ceiling spotlighting. Glazed door through to entrance hall.

WC 2'8 x 5'9 (0.81m x 1.75m)

Two piece suite in white comprising low level dual flush WC. and pedestal wash hand basin with mixer tap. Tiled floor. Part tiled walls. Radiator. Pendant ceiling light. Extractor fan.

First Floor

Landing 10'5 x 6'8 (3.18m x 2.03m)

Stairs from ground floor onto first floor landing with fitted carpet. Large walk-in storage cupboard with shelving. Further cupboard housing hot water tank and space for further storage. Loft access hatch. Radiator. Pendant ceiling light. Doors to all first floor rooms.

Master Bedroom 10'5 x 14'6 (3.18m x 4.42m)

Spacious master suite with a large window overlooking front with plantation style shutters. Double recessed wardrobe and a further single recessed wardrobe. Fitted carpet. Radiator. Pendant ceiling light. Door to;

Master En Suite 6'6 x 6'0 (1.98m x 1.83m)

Modern suite with features to include: fully tiled spacious shower cubicle with mains connected shower, rainfall shower head and separate shower head fitment behind folding glazed door. Low level, dual flush WC. Pedestal wash hand basin with mixer tap. Tiled floor. Part tiled walls. Obscure glazed window to side. Wall hung vertical towel warmer. Ceiling spotlights. Extractor fan. Shaving point.

Bedroom Two 12'11 x 12'1 (3.94m x 3.68m)

Two large windows with plantation style shutters overlooking the front. Double recessed wardrobe and a further single recessed wardrobe. Wood effect laminate floor. Radiator. Pendant ceiling light.

En Suite Two 9'9 x 5'8 (2.97m x 1.73m)

Modern suite with features to include: fully tiled spacious shower cubicle with mains connected shower and folding glazed door. Low level, dual flush WC. Pedestal wash hand basin with mixer tap. Tiled floor. Part tiled walls. Obscure glazed window to side. Wall hung vertical towel warmer. Ceiling spotlights. Extractor fan. Shaving point.

Bedroom Three 9'9 x 10'0 (2.97m x 3.05m)

Window overlooking the rear garden. Recessed double wardrobe. Wood effect laminate floor. Radiator. Pendant ceiling light.

Bedroom Four 9'11 x 8'7 (3.02m x 2.62m)

Window overlooking rear garden. Wood effect laminate floor. Radiator. Pendant ceiling light.

Bathroom Three 7'1 x 6'0 (2.16m x 1.83m)

Modern fitted three piece suite in white comprising: panelled bath with wall mounted, mains connected shower behind folding glazed door. Low level, dual flush WC. Pedestal wash hand basin with mixer tap. Obscure glazed window to rear. Tiled floor. Part tiled walls. Wall hung vertical towel warmer. Ceiling spotlights. Extractor fan. Shaving point.

Outside

To the front there is off road driveway parking on a tarmac laid drive for two vehicles in front of the garage with an up & over door, light & power. The front garden is laid to decorative Scottish cobbles with blue slate chips to borders with dwarf hedging boundary. Side gate offers access to the rear garden. The rear garden has been stylishly landscaped and enjoys a paved patio and a parcel of lawn with raised mature planted borders which have a water irrigation system in place. Decorative water feature with waterfall wall. Steps lead up to an elevated area of decking perfect for to enjoying the evening sun. Close boarded fence boundary to all sides with an overlay of trellis with planted rose creepers. Outside tap and several plug sockets.

Services

All mains services are connected to the property. UPVC double glazing throughout. Gas central heating via boiler housed to cupboard in kitchen. Fibre broadband.

Directions

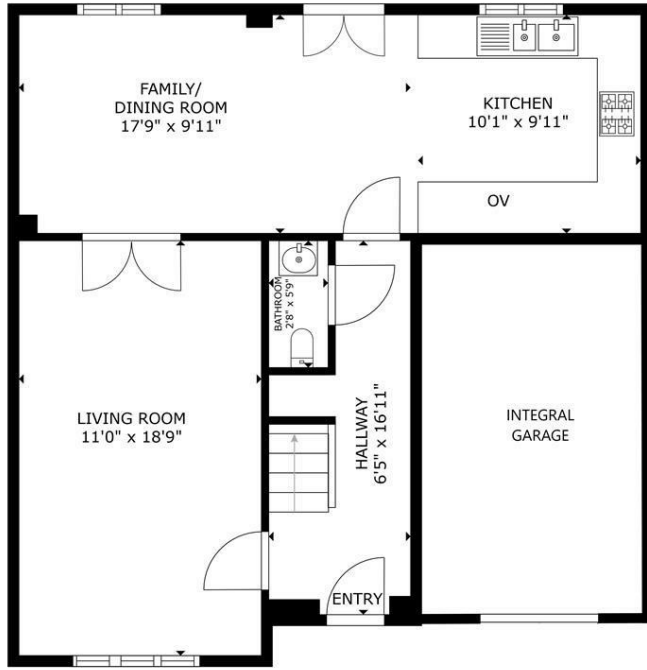
From our office at 65 High Street travel in a westerly direction up the High Street and take the turning left onto Llantwit Major Road. Travel up the hill and just after the pedestrian traffic lights take your right hand turning into Dunraven Close. Travel along Dunraven Close, passing the small children's playground on your right, and take your next right, then its next right again onto Clisson Close. Number 26 is located a short way on the right.



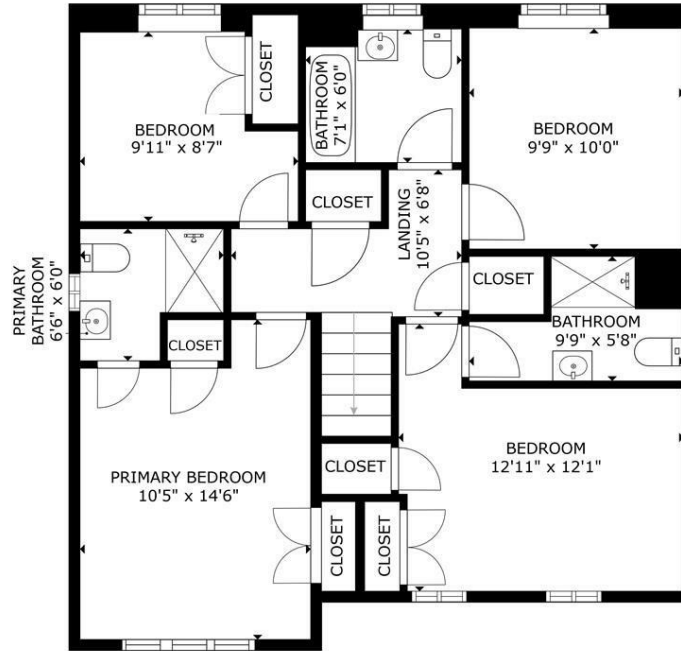








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 605 sq. ft, FLOOR 2: 736 sq. ft
 TOTAL: 1,341 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge
 65 High Street, Cowbridge, CF71 7AF
 01446 771777 cowbridge@harrisbirt.co.uk

Cardiff
 359 Caerphilly Road, Cardiff, CF14 4QF
 02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

