Clisson House, Townmill Road,

Cowbridge, Vale of Glamorgan, CF71 7BE

Watts & Morgan

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Cowbridge, Vale of Glamorgan, CF71 7BE

Guide Price £950,000 Freehold

5 Bedrooms | 3 Bathrooms | 3 Reception Rooms
Double Garage

Located on a level walk from Cowbridge town centre and its broad range of shops and services, Clisson House is a detached 5 bedroom family home. The accommodation offers an ideal space for families and those looking for a home close to the town centre. From a central entrance hallway, stairs lead to the first floor while doors lead to a cloakroom; to a study / second sitting room; to a dining room; and to a lounge with French doors opening to the rear garden. Fantastic kitchen-breakfast room with French doors opening to the rear garden, separate utility room. To the first floor: five bedrooms and three bathrooms. The principal bedroom features a contemporary en suite with double shower and free standing bath. Second. guest bedroom also en suite. Family bathroom includes a modern suite with double shower cubicle and separate bath in white. Garden, double garage, parking.

Directions

Your local office: Cowbridge
T 01446 773500
E cowbridge@wattsandmorgan.co.uk

Summary of Accommodation

SITUATION

The Historic Market Town of Cowbridge is at the heart of the rural vale and is famous for its quality, individual shops, boutiques; restaurants, pubs and cafes; and is home to a centrally positioned Waitrose store. Further services include a health centre, leisure centre, various sporting clubs, public library and Old Hall Community Centre. There are also local primary and secondary schools within the town itself. Access both east and west is via the A48, which by-passes the Town. The City of Cardiff which has the usual amenities of a Capital City lies some 13 miles to the east with a main line rail connection to London in around two hours. The M4 motorway lies to the north of Cowbridge and junctions 33, 34 and 35 service "The Vale". There are several golf courses within the area and the heritage coast with its cliff-top walks and mixture of sandy and stony beaches lies to the south and west.

SUMMARY

Located on a level walk from Cowbridge town centre and its broad range of shops and services, Clisson House is a detached 5 bedroom family home available to view from mid April. The accommodation offers an ideal space for families and those looking for a home close to the town centre. From a central entrance hallway, stairs lead to the first floor while doors lead to a cloakroom; to a study / second sitting room; to a dining room; and to a lounge with French doors opening to the rear garden. Fantastic kitchen-breakfast room with French doors opening to the rear garden, separate utility room. To the first floor: five bedrooms and three bathrooms. The principal bedroom features a contemporary en suite with double shower and free standing bath. Second. guest bedroom also en suite. Family bathroom includes a modern suite with double shower cubicle and separate bath in white. Garden, double garage, parking.

ADDTIONAL INFORMATION

Freehold. All mains services connected to the property. Gas-fired central heating. Council tax: Band H

PROCEEDS OF CRIME AT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

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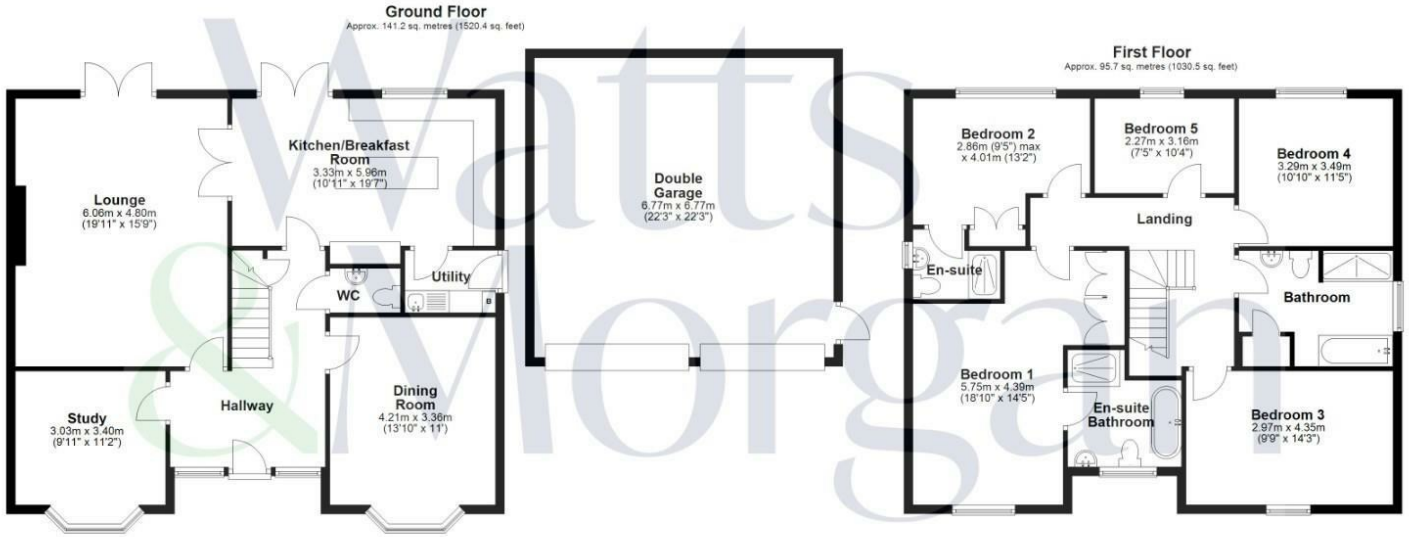
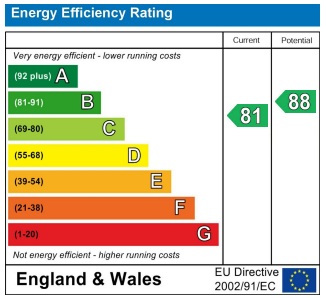


Total area: approx. 237.0 sq. metres (2550.9 sq. feet)



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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