11 Geraints Way

Cowbridge, Vale of Glamorgan, CF71 7AY

Watts & Morgan

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Guide price £350,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A semi-detached home in an elevated position to the western edges of Cowbridge and enjoying quite fabulous views over the surrounding area onto playing fields and Cowbridge Town. Accommodation over three levels includes: living/dining room with wood burning stove and balcony from which to enjoy the views, modern kitchen, cloakroom/WC. To the top floor are three bedrooms and a family bathroom. Lower ground floor basement area includes a sizeable laundry room and adjacent multi-purpose additional reception room. Sheltered front garden and larger garden to the rear including sizeable level lawn and steps leading through a planted rockery to a garage with two parking spaces in front.

Directions

Cowbridge Town Centre – 0.5 mile

Cardiff City Centre – 13.5 miles

M4 J35 Pencoed – 6.3 miles

Your local office: Cowbridge
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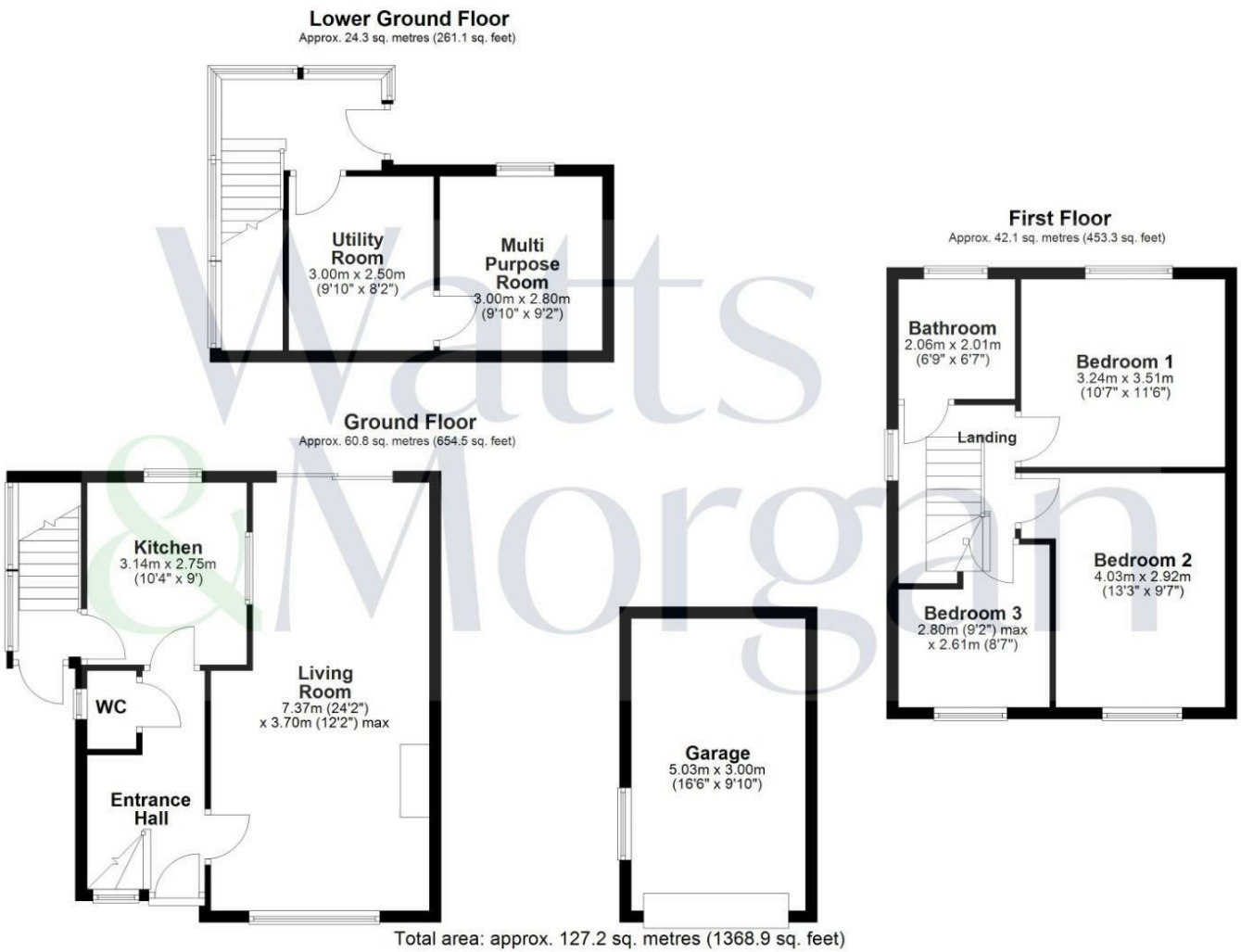
Summary of Accommodation

About the property

No.11 Geraints Way is a semi-detached, modern family home in great order conveniently located for Cowbridge Town and enjoying, from the rear, quite superb views over the local area onto playing fields, Cowbridge Town and St Quentins Castle. The accommodation is move-in ready yet provides considerable scope to further improve. An entrance porch leads into a ground floor hallway from which doors lead to the living room and to the kitchen while stairs lead to the first floor bedrooms. One further door leads to a neat under stairs WC. The living/dining space runs the depth of the property with broad window overlooking the front garden and sliding doors to the rear opening directly on to a balcony from which to enjoy the panoramic views. It includes a Minster-style fire surround featuring a wood burning stove within; a serving hatch links to the kitchen. Kitchen enjoys the same views as the living room and is fitted with a comprehensive range of modern units with appliances to remain including: Rangemaster 90 range cooker, fully integrated fridge, freezer and dishwasher. A doorway to the side gives access to a side entrance doorway and to covered steps staircase leading down to the lower ground floor.

To the first floor are three bedrooms and family bathroom all radiating from a generous landing area. The largest bedroom looks to the rear and includes a neat shower cubicle to one corner. A broad window enjoys the panoramic views over the surrounding area. A second double bedroom and a third single bedroom both look to the front elevation. All these share use of the family bathroom with its modern white suite and shower over bath.

The lower ground floor features a particularly neat set of rooms, the first being a large utility room with sink and space/plumbing for a washing machine and a dryer and much additional room for storage. A doorway leads from here to an additional reception room suitable for many and varied uses, having been utilised as an occasional sitting room, bedroom and a storage area and study.



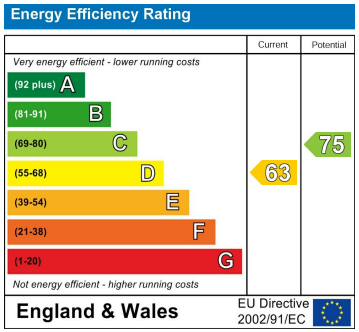
Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

Garden & Grounds

The property fronts on to the upper section of Geraints Way from which a gated entrance leads, via steps, down to the principal entrance doorway. Fronting the property is a deep paved seating area from which to catch the late afternoon and evening sun. A path runs to the side of the property leading to a side entrance and continues down to the rear garden itself. A large level lawn has a path running through it from which paved and stone steps lead down through a rock garden and exit adjacent to the semi-detached garage. The garage (approx. max. 5m x 3m) is accessed via an up and over door. There are two parking spaces fronting this, accessed from the lower section of Geraints Way.

Additional Information

Freehold. All mains services connect to the property. Gas-fired combi central heating. Council tax: Band E.



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