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Geraints Way, Cowbridge  
offers in excess of £480,000

 peter  
alan

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## About the property

Peter Alan, Cowbridge are pleased to bring to market this spacious family home, superbly located in one of the area's most sought-after residential spots. Enjoying an elevated position, the property boasts far-reaching countryside views and offers plenty of scope to personalise and make it your own.

Conveniently situated within walking distance of Cowbridge High Street, the home benefits from easy access to a wide variety of independently owned shops, cafes, and restaurants, as well as highly regarded schooling for all age groups. Excellent transport links, including the A48 and M4, ensure major centres are easily commutable.

The well-proportioned accommodation briefly comprises: a welcoming entrance hall, a generously sized dual-aspect lounge with patio doors opening to the rear garden, a separate dining room, a kitchen/breakfast room, and a cloakroom. Upstairs, there are four double bedrooms, two with built-in storage and a spacious four-piece family bathroom.

Externally, the property features a lawned front garden and a concrete driveway providing parking for two vehicles, leading to an integral undercroft garage equipped with light and power. Paved steps and a pathway lead to the entrance door. Side access to both sides of the house, one being gated, leads to the enclosed rear garden, which is beautifully landscaped

## Accommodation

### Hallway

Property is entered via UPVC glazed door with fixed floor to ceiling window leading to entrance hall. Parquet flooring. Radiator, Stairs rising to first floor and doors leading to all ground floor rooms

### Lounge

24' 9" x 11' 11" ( 7.54m x 3.63m )

A large dual aspect room with window to the front elevation with far reaching views and French doors opening out to the rear patio area. A feature fireplace. Fitted carpets and two radiators

### Dining Room

12' 1" x 9' 9" ( 3.68m x 2.97m )

Positioned at the front of the property to take in the far reaching views. Window to the front aspect. Parquet flooring and radiator

### Kitchen / Breakfast Room

17' 2" x 9' 10" ( 5.23m x 3.00m )

Large window overlooking the rear garden. Door to side. This space offers a range of wall and base units with complimentary work surface area extending to breakfast bar area with space and plumbing for white goods. Stainless steel sink and double drainer. 'Bosch' induction hob, 'Neff' oven and grill. Vinyl flooring.

### Cloakroom

Fitted with WC, wash hand basin. Part tiled walls and tiled floor. Obscure glazed window

### First Floor Landing





With fitted carpets and access to loft hatch. Double glazed window to the front aspect allowing natural light with elevated and far reaching views. Space for freestanding furniture. Doors to all first floor rooms

### Bedroom One

14' 6" x 12' 1" ( 4.42m x 3.68m )  
Double glazed window to the rear. Pedestal wash hand basin. Space for freestanding wardrobes. Fitted carpets and radiator

### Bedroom Two

11' 7" x 9' 9" ( 3.53m x 2.97m )  
Double glazed window to the rear. Fitted carpets and radiator. Double doors leading to the airing cupboard housing the water tank

### Bedroom Three

12' 4" x 9' 11" ( 3.76m x 3.02m )  
Gorgeous, elevated views to the front aspect. Double doors to built in storage with hanging rail. Fitted carpets and radiator

### Bedroom Four

10' 8" x 12' 1" ( 3.25m x 3.68m )



Again far reaching, elevated views to the front over Cowbridge and beyond. Fitted carpets, radiator and space for freestanding wardrobes

### Family Bathroom

Comprising a white four piece suite, including a corner shower cubicle, and panelled bath. Obscured window to the rear. Pedestal wash hand basin, low level w.c. Cushioned flooring and a heated towel radiator in chrome.

### Garage And Driveway

A larger than average under croft integral tandem garage with light and power with up and over door. With gated driveway providing further off road parking.

### External

To the front there is a lawned garden along with steps leading up to the front door and paths along either side of the property, both providing side access. To the rear this property offers enclosed landscape garden with a flagstone laid patio and steps leading up to a level lawned garden planted with a selection of mature shrubs, plants and trees







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