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6 Fitzhamon Close, Cowbridge

£580,000

## 6 Fitzhamon Close

Substantial upgraded detached four double bed family home in a prime position, featuring a stunning shaker kitchen, additional reception room, landscaped gardens, detached leisure building and open westerly views.

Council Tax band: G

Tenure: Freehold

- Substantial detached family home in a prime position with an attractive open westerly aspect to the front.
- Significantly upgraded throughout, offering high-quality finishes and stylish modern enhancements.
- Superb additional reception room, professionally converted from the original garage with full Building Regulations approval.
- Stunning refitted shaker-style kitchen with granite worktops, central island and integrated AEG appliances.
- Spacious dual-aspect living room featuring timber-effect flooring, plantation shutters and a striking panelled feature wall.
- Four generous double bedrooms, including a well-appointed principal suite.
- Luxurious principal bedroom with fitted wardrobes, feature panelling and a contemporary en-suite shower room.
- Beautifully presented family bathroom with a modern Roca suite, mains-fed shower and full tiling.
- Plantation-style shutters throughout, enhancing both style and privacy across the home.
- Professionally landscaped gardens with artificial lawn, shaped planting, detached leisure building, gated side access and a double-width driveway.



A substantial “Fakenham” style detached four bed family home, occupying a prime position with an open westerly aspect to the front and benefiting from a wealth of high quality upgrades. Improvements include a superb additional reception room conversion, a beautifully refitted shaker style kitchen, plantation style shutters throughout, professionally landscaped gardens and a detached leisure building.

A traditionally styled composite entrance door with double glazed insert opens into an impressive **RECEPTION HALL** featuring high quality timber effect flooring, a turning staircase rising to the first floor and upgraded glazed internal doors.

The **PRINCIPAL LIVING ROOM** is a particularly attractive space, enhanced by matching timber effect flooring, shuttered double glazed windows to both front and side elevations, and a striking floor to ceiling timber panelled feature wall.

A separate **SITTING ROOM** enjoys an open west facing outlook to the front together with patio doors opening onto the rear garden. Further features include a contemporary fireplace set within a feature chimney breast with recessed television niche above. Originally forming the garage, this versatile reception room has been professionally converted with the benefit of full Building Regulations approval.

The **CLOAKROOM** is appointed with half tiled walls, pedestal wash hand basin, low level WC and fitted mirror.

The outstanding shaker style **KITCHEN** has been upgraded from the original specification and offers an extensive range of fitted base and wall cabinetry complemented by elegant veined granite work surfaces and an inset porcelain sink. A matching central island incorporates a breakfast bar, whilst integrated AEG appliances include twin ovens, halogen hob, extractor hood, dishwasher and fridge freezer. Additional benefits include a concealed washing machine and concealed Ideal Logic gas fired central heating boiler. French doors and a shuttered window overlook and provide access to the rear garden, while understairs storage offers fitted worktop space and further appliance provision.

To the first floor, a galleried landing enjoys a side aspect window and access to the loft space. An airing cupboard houses the pressurised hot water cylinder.

The **PRINCIPAL BEDROOM** enjoys an open front aspect and features twin double wardrobes, a stylish panelled feature wall and shuttered double glazed window. The generous **EN-SUITE SHOWER ROOM** is finished with fully tiled walls and flooring and includes a large shower enclosure with glazed door and mains fed shower, pedestal wash hand basin, low level WC and fitted wall mirror.

A further double bedroom benefits from a front aspect and built-in double wardrobe.

**BEDROOM THREE** enjoys views over the rear garden and includes a panelled feature wall, built-in double wardrobe and shuttered window.

**BEDROOM FOUR** is also of double proportions and overlooks the rear elevation.

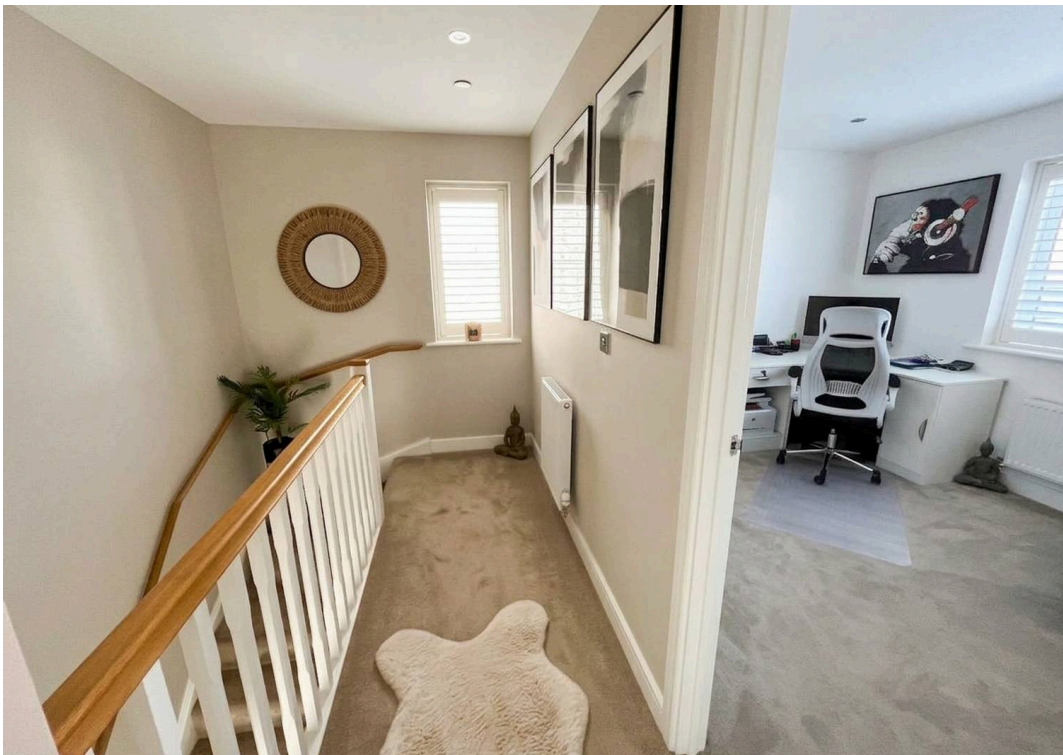
The **FAMILY BATHROOM** is beautifully presented and fully tiled, fitted with a modern white Roca suite comprising panelled bath with mains fed shower and glazed screen above, pedestal wash hand basin and low level WC. A chrome heated towel rail, fitted wall mirror and frosted shuttered double glazed window complete the accommodation.

Externally, the property is enhanced by professionally designed hard landscaping incorporating an artificial lawn bordered by shaped box privet planting, a double width tarmac driveway and gated side access leading to the rear garden.

The rear garden has been professionally landscaped to create an attractive and low-maintenance outdoor space, featuring a generous L-shaped porcelain-tiled seating terrace, artificial lawn and pleached trees along the rear and side boundaries, providing an excellent degree of privacy.

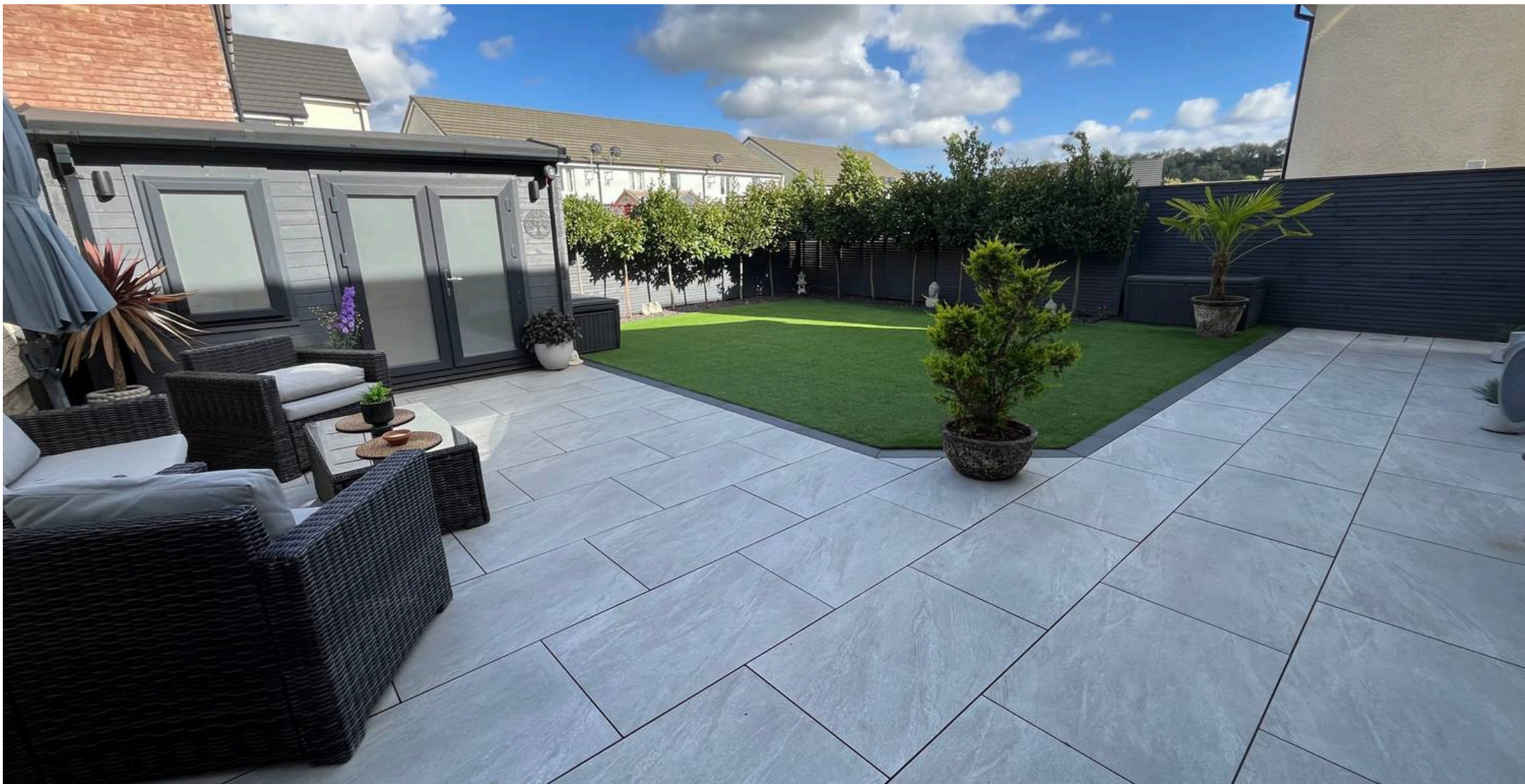
A substantial detached garden/studio room further enhances the property, benefiting from power, lighting, wood-effect flooring, and uPVC double-glazed windows and doors. This versatile space is ideally suited for use as a home office, gym, studio or hobby room.





**AWAITING FLOORPLANS**





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