



Bracklinn, St. Quentins Close
Cowbridge, Vale of Glamorgan, CF71 7EZ

Watts
& Morgan



Bracklinn, St. Quentins Close

Llanblethian, Cowbridge, Vale of Glamorgan,
CF71 7EZ

£950,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

Situated in a highly sought-after area, this beautifully presented and extended family home is move-in ready.

The ground floor offers a living room with wood-burning stove, dining room, kitchen, second sitting room, utility/WC, pantry, and integral garage.

Upstairs features a luxurious principal suite with en suite and dressing room, three further spacious bedrooms, and a modern family bathroom.

Outside, enjoy a lawned front garden, ample driveway parking, and a double garage. The enclosed, south-facing rear garden includes a summer house, flagstone patio, dry garden, and lawn—perfect for relaxing or entertaining.



Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 13.0 miles

M4 Motorway Pontyclun – 5.8 miles

Your local office: Cowbridge

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Summary of Accommodation

About the Property

An exemplary family home in this much sought after cul-de-sac, conveniently close to Cowbridge schools, the town and its shops and services. Bracklinn has been thoroughly modernised in more recent years and must be viewed to fully appreciate all it has to offer both inside and out. Flagstone steps lead to the front entrance porch which includes a deep store cupboard. From here there is entry into the property itself with a family lounge to the left and access to the kitchen and dining room beyond. This lounge is a dual aspect room with a window to the front elevation and double width doors opening to the rear - to a pergola covered flagstone-paved patio. It has, as a focal feature, a wood burning stove recessed within a chimney breast and resting on a slate hearth. A stairway leads from this living room to the first floor bedrooms while a doorway links to the dining room with additional accommodation beyond. The dining room looks to the front elevation; slate tiling to the floor extends through a broad, open square arch into the kitchen positioned to the rear of the property. Looking out over the rear garden, the sleek modern kitchen includes a great range of units featuring a tall larder cupboard and appliances to remain including: freestanding "Rangemaster" dual fuel range cooker, fully integrated fridge and dishwasher. The kitchen itself has double doors opening to the garden with an inner corridor leading past a WC/utility room, through to a highly useful pantry and via a fire door into the integral double garage. A second sitting room, ideal as a home study/playroom, is accessible from the dining room.

To the first floor, doors lead from the landing to all the bedrooms and to the family bathroom. The largest, principal suite is a great room: a dressing room with fitted wardrobes leads to a generous bedroom with its own en suite bathroom with separate double ended bath and walk-in shower. The second and third bedrooms are both doubles, while the fourth bedroom is a sizeable single room looking to the front elevation. These three bedrooms all share use of the contemporary family bathroom with its shower over bath.

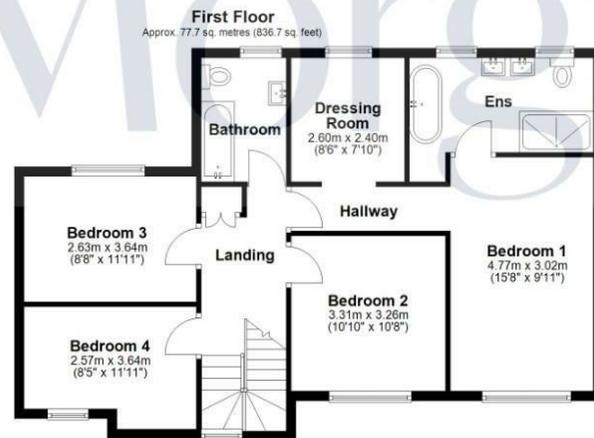
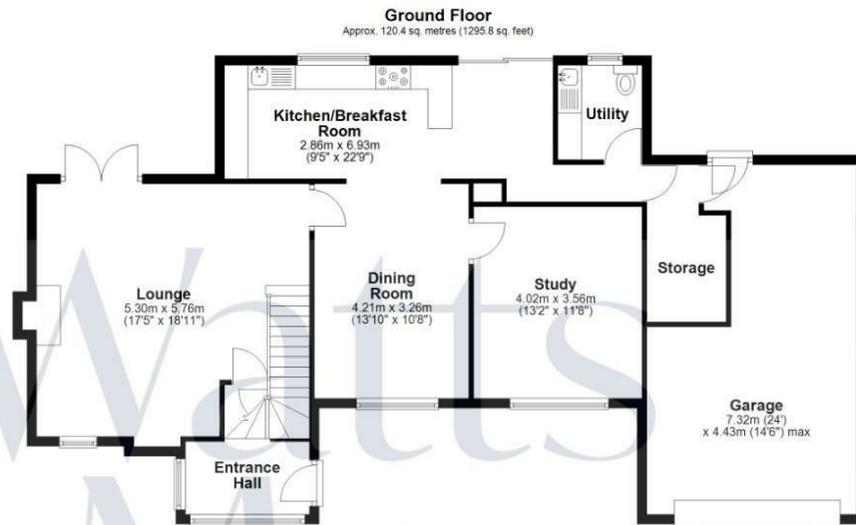


Additional Information

Freehold. All mains services connect to the property. Gas-fired central heating. Council Tax: Band G

Garden & Grounds

Bracklinn is set within a generous plot, wider at the rear than it is at the front. A pillared entrance leads onto a driveway parking area with ample space for a number of cars to park. This leads, in turn, to the integral garage which is accessed via a sectional door. Garage is a generous space with potential to park two cars. It has been partially sub-divided to create a pantry space within the property. A door from the garage leads through the pantry into the property itself while a second door leads into the garden. There are gated entrances to both sides of the property. The rear of Bracklinn enjoys a fine southerly aspect and will catch the sun for most of the day. It has, in more recent years, been comprehensively landscaped to include an extensive flagstone paved seating area together with a timber pergola plus an alfresco dining area, ideal for entertaining. The garden itself is enclosed by walls, hedging and fencing. It is partially laid to lawn; a section adjacent to the dining area is a flint-chipped "dry garden". A timber store shed is to remain, so too a larger summer house and adjoining store (approx. max 5m x 3.5m). The main portion of the summer house has glazed doors and power connected.



Total area: approx. 198.1 sq. metres (2132.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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