

34 Millfield Drive

Cowbridge, CF71 7BR

Price £525,000

HARRIS & BIRT

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A sizeable extended semi detached property situated on a spacious corner plot in a popular location just a short walk from Cowbridge High Street. The immaculately presented accommodation briefly comprises; entrance hall, living room, dining room, snug, kitchen/breakfast room, and WC to the ground floor. First floor accommodation offers master bedroom with en suite, a further two double bedrooms and a family bathroom. Outside enjoys the benefit of off road, driveway parking for several vehicles and a private and enclosed pretty rear garden with a detached outbuilding.

Cowbridge is an attractive market town situated in the heart of the rural Vale of Glamorgan with local facilities including schooling of excellent reputation for all ages, a wide a shops both national/local, library, health centre, sporting and recreational facilities including leisure centre, cricket club, tennis club, squash club, bowls club, rugby club, football club etc. The Heritage Coastline is just a few miles to the south. The good local road network including the A48 and M4 brings major centres within easy commuting distance including the capital city of Cardiff, Newport, Swansea, Bridgend, Llantrisant etc.

- Extended Semi Detached
- Three Reception Rooms
- Detached Outbuilding
- Immaculately Presented Throughout
- Cowbridge School Catchment
- Four Bedrooms
- Private & Enclosed Rear Garden
- Off Road, Driveway Parking For Several Vehicles
- Close to Cowbridge High Street
- EPC Rating: C

Accommodation

Ground Floor

Entrance Hall 5'8 x 6'7 (1.73m x 2.01m)
The property is entered via solid front door with decorative glazed vision panels and further obscure glazed vision panels to side. Wood effect laminate floor. Radiator. Pendant ceiling light. Stairs to first floor.

Living Room 13'10 x 13'7 (4.22m x 4.14m)
Large window overlooking the front. Central feature fireplace containing freestanding Clearview Vision wood burning stove on slate hearth with wooden mantel over. Understairs storage cupboard. Fitted carpet. Radiator. Pendant ceiling light. Opening through to dining room.

Dining Room 9'1 x 10'10 (2.77m x 3.30m)
Fitted carpet. Radiator. Pendant ceiling light. Glazed double doors to snug.

Snug 10'1 x 7'11 (3.07m x 2.41m)
French doors opening onto rear patio and garden beyond. Engineered oak wood floor. Vertical radiator. Velux ceiling window. Ceiling spotlights.

Kitchen/Breakfast Room 15'7 x 19'7 max (4.75m x 5.97m max)
Bespoke Neptune Chichester kitchen with features to include: a range of wall and base units with granite worksurfaces over and matching upstands. Belfast single bowl sink with curved mixer tap and rinse hose. Freestanding Rangemaster five ring gas hob and ovens with splashback and extractor hood over. Recess space for American style fridge/freezer. Undercounter integrated dishwasher behind matching decor door. Peninsular with granite worksurface offering breakfast bar style seating, undercounter cabinets and drinks fridge. Undercounter integrated washing machine behind matching decor doors. Window overlooking the front. Further window to side. Tumbled limestone floor tiles.. Radiator. Ceiling spotlights. Undercabinet strip lighting. Open to breakfast area offering plenty of space for table & chairs with a three run bi-fold door opening onto the rear patio and garden beyond.

WC 3'3 x 4'11 (0.99m x 1.50m)
Modern WC comprising low level WC and wall mounted wash hand basin with hot and cold taps. Opaque glazed window to rear. Continuation of flooring from kicthen. Radiator. Pendant ceiling light. Extractor fan.

First Floor

Landing 6'6 x 7'9 (1.98m x 2.36m)
Stairs from ground floor onto first floor landing. Loft access hatch. Fitted carpet. Radiator. Pendant ceiling light. Doors to all first floor rooms.

Master Bedroom 9'0 x 11'3 (2.74m x 3.43m)
Large window overlooking rear garden. Decorative wood panelled feature wall. Fitted carpet. Radiator. Pendant ceiling light. Door to en suite.

Bathroom 6'6 x 6'4 (1.98m x 1.93m)
Modern three piece suite in white with features to include panelled bath with wall mounted mains connected shower, rainfall shower head and separate shower head fitment. Low level dual flush WC. Pedestal wash hand basin with mixer tap and tiled splashback. Opaque glazed window to rear . Wood effect laminate floor.. Ceiling spotlights. Wall mounted vertical towel warmer. Extractor fan.

En Suite 3'9 x 8'0 (1.14m x 2.44m)
Modern en suite shower room with features to include fully tiled walk in shower cubcile with wall mounted, mains connected shower, rainfall shower head and separate shower head fitment set behind a sliding glazed door. Low level dual flush WC. Vanity unit containing inset sink with waterfall mixer tap, tiled splashback and storage below. Opaque glazed window to front. Tiled floor. Ceiling spotlights. Wall mounted vertical towel warmer. Extractor fan.

Bedroom Two 10'1 x 13'7 (3.07m x 4.14m)
Large window overlooking front. Fitted wardrobes. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Three 10'1 x 11'2 (3.07m x 3.40m)
Window overlooking rear gardens. Recessed storage cupboard. Fitted carpet. Radiator. Pendant ceiling light.

Bedroom Four 6'6 x 10'1 (1.98m x 3.07m)
Window overlooking front. Range of fitted bespoke fitted furniture by Hammonds which includes cupboards and work desk. Fitted carpet. Radiator. Pendant ceiling light.

Outside
Off road parking for several vehicles to the front via resin laid drive enclosed by dwarf wall and hedge boundaries. EV charging point. Pedestrian gate offering access to the rear garden. The garden to the rear offers a mix of paved patio with access from the breakfast room & snug with a few steps leading up to to a flat parcel of lawn with planted borders and a seating area laid to Cotswold chippings. The rear garden is particularly private with an abundance of mature trees to the rear and wall and fence boundaries to the side. Detached block built outbuilding with pitched roof accessed via solid door with light and power connected. Outside plug & tap.

Services & Tenure
All mains services are connected to the property. Gas central heating via combination boiler housed to attic. The attic is fully boarded with a pull down access ladder, Velux window and built in storage cabinets. UPVC double glazing throughout.
Freehold.

















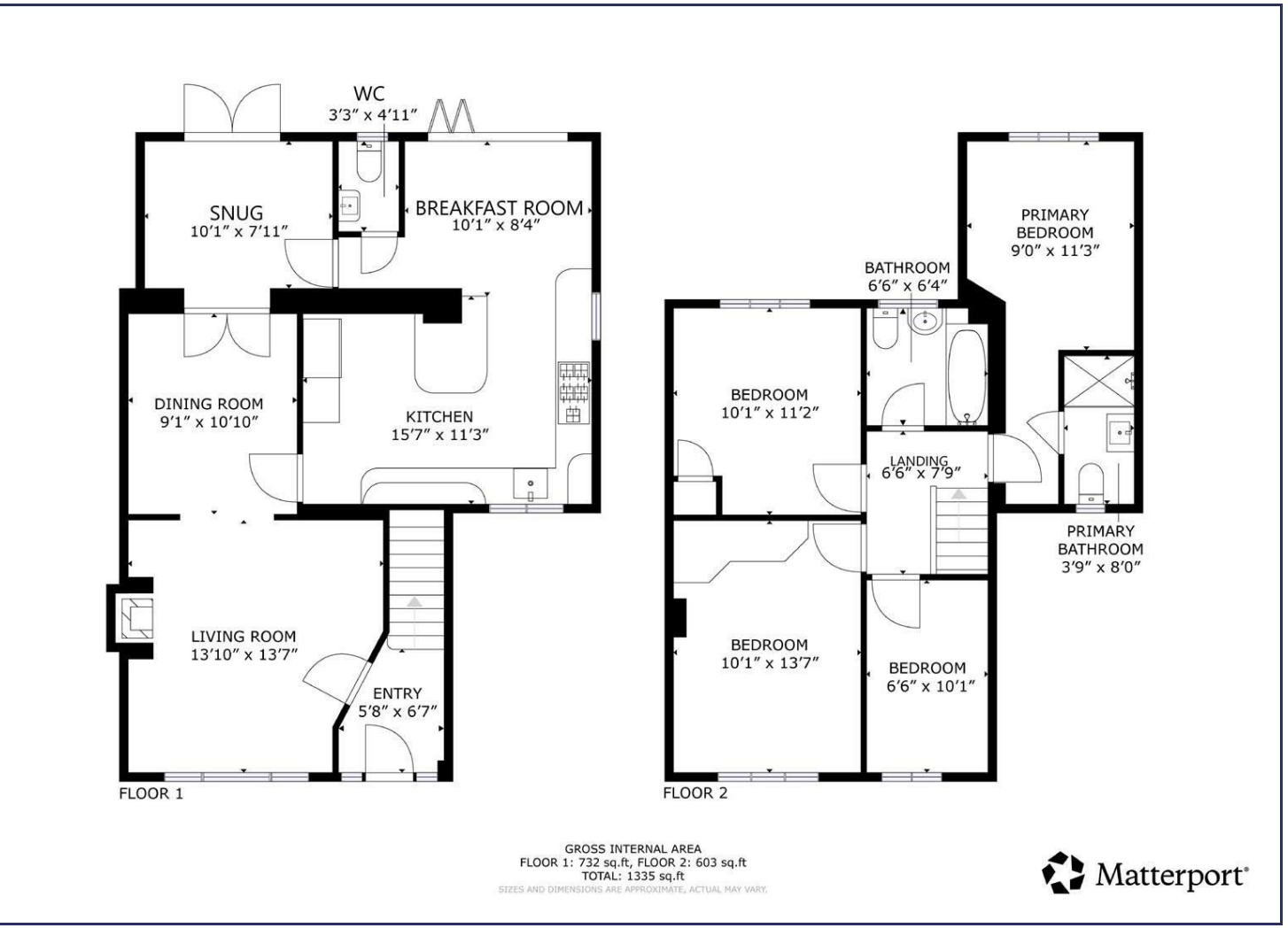






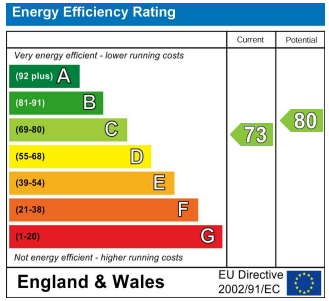


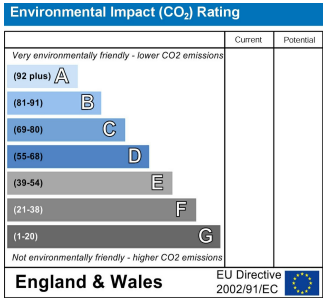












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