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**32 Geraints Way, Cowbridge**

Vale of Glamorgan

# 32 Geraints Way

Cowbridge

A fantastic four-bedroom detached family home in sought-after Cowbridge. Spacious and well presented, with stunning views and an ideal setting for families seeking peace and convenience.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Four-bedroom detached family home
- Elevated position with stunning views across Cowbridge
- Modern kitchen with quality fitted appliances
- Principal bedroom with Juliet balcony
- Jack-and-Jill en-suite serving Bedrooms Three and Four
- Stylish family bathroom with freestanding roll-top bath
- Off-road parking and garage with electric roller-shutter door
- Beautifully landscaped south-facing rear garden
- Multiple patio seating areas ideal for entertaining
- Spacious and well-presented accommodation throughout



A fantastic four-bedroom detached family home in the sought-after market town of Cowbridge. 32 Geraints Way is a spacious and beautifully presented property, enjoying stunning views across Cowbridge and the surrounding countryside. This exceptional home is perfectly suited to families seeking a peaceful setting while remaining conveniently connected to local amenities.

A double-glazed uPVC front door opens into a small porch, leading to a welcoming entrance **HALLWAY**. The staircase features an attractive oak and wrought-iron balustrade, creating an elegant first impression.

The **LOUNGE** is a beautifully appointed living space featuring oak-effect laminate flooring, a feature fireplace, and double-glazed uPVC windows and patio doors that provide an abundance of natural light and pleasant dual-aspect views.

A second **RECEPTION ROOM** offers versatile accommodation and benefits from fitted carpeting and a double-glazed uPVC window enjoying elevated views across Cowbridge.

The modern **KITCHEN** features laminate flooring, speckled-effect work surfaces, cream cabinetry with contemporary handles, and a range of integrated appliances, including an oven and grill, a six-burner gas hob with stainless steel extractor hood, and a Belfast sink with mixer tap. There is additional space for a dishwasher, while a stylish dark-grey radiator complements the room. A double-glazed uPVC window overlooks the rear garden.

The **UTILITY ROOM**, accessed from the kitchen, features tile-effect laminate flooring and double-glazed uPVC doors providing access to both the front and rear of the property. There is additional space for a fridge-freezer and tumble dryer.

The **GROUND FLOOR CLOAKROOM/WC** comprises tiled flooring, a double-glazed frosted uPVC window, low-level WC, and wash hand basin with mixer tap.

To the first floor, a spacious **LANDING** provides access to the loft and benefits from a double-glazed uPVC window with views over Cowbridge.

The **PRINCIPAL BEDROOM** is a generous and light-filled room featuring double-glazed uPVC patio doors opening onto a **JULIET BALCONY**, enjoying attractive views over the rear garden.

**BEDROOM TWO** benefits from fitted carpeting and a double-glazed uPVC window offering picturesque views across Cowbridge.

**BEDROOM THREE** is a bright and airy double bedroom with a double-glazed uPVC window overlooking the tiered rear garden. The room enjoys direct access to the stylish **JACK AND JILL ENSUITE**, finished with contemporary grey wall and floor tiling, a wash hand basin with mixer tap, low-level WC, enclosed shower cubicle, and chrome heated towel rail.

**BEDROOM FOUR** also enjoys scenic views across Cowbridge via a double-glazed uPVC window and shares access to the **JACK AND JILL ENSUITE**.

The **FAMILY BATHROOM** is beautifully presented and features dark wood-effect laminate flooring, contrasting black and white tiling, and a black radiator. The suite includes a freestanding roll-top bath, a separate shower cubicle with waterfall shower and handheld attachment, and a double-glazed frosted uPVC window.

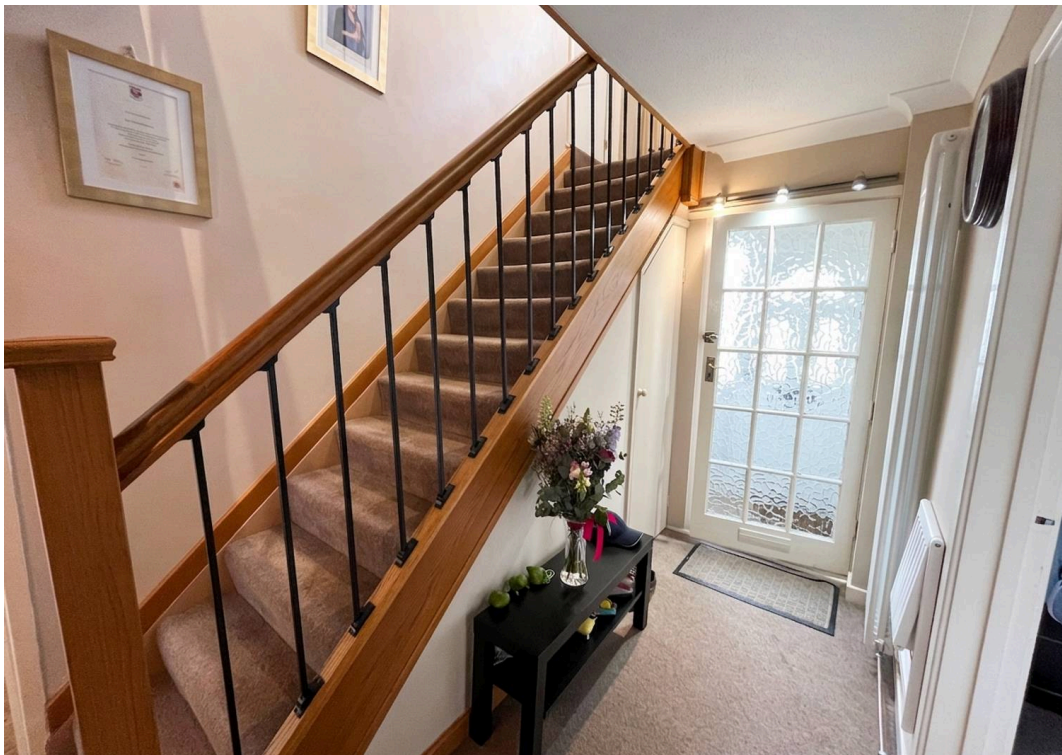
Externally, steps with a handrail lead to the front entrance. The property benefits from off-road parking for one vehicle, together with additional on-street parking. Side access is available on both sides of the property; one side leads to the tiered garden, while the other provides access to the utility room entrance.

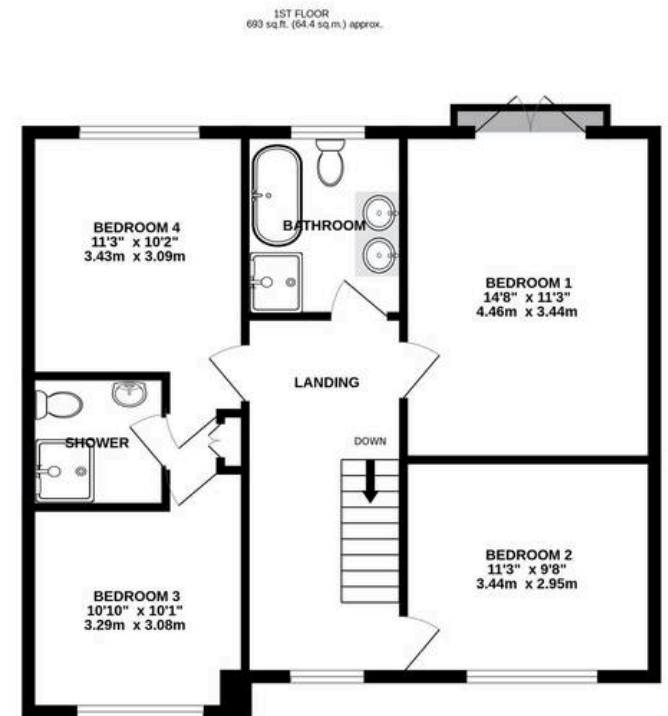
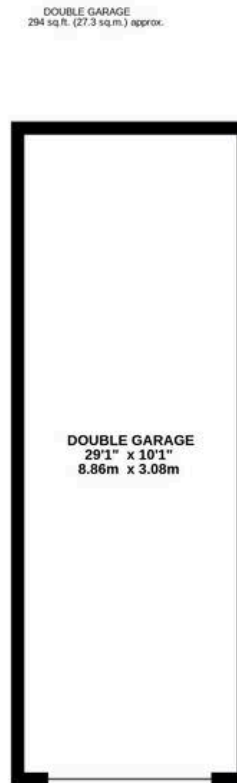
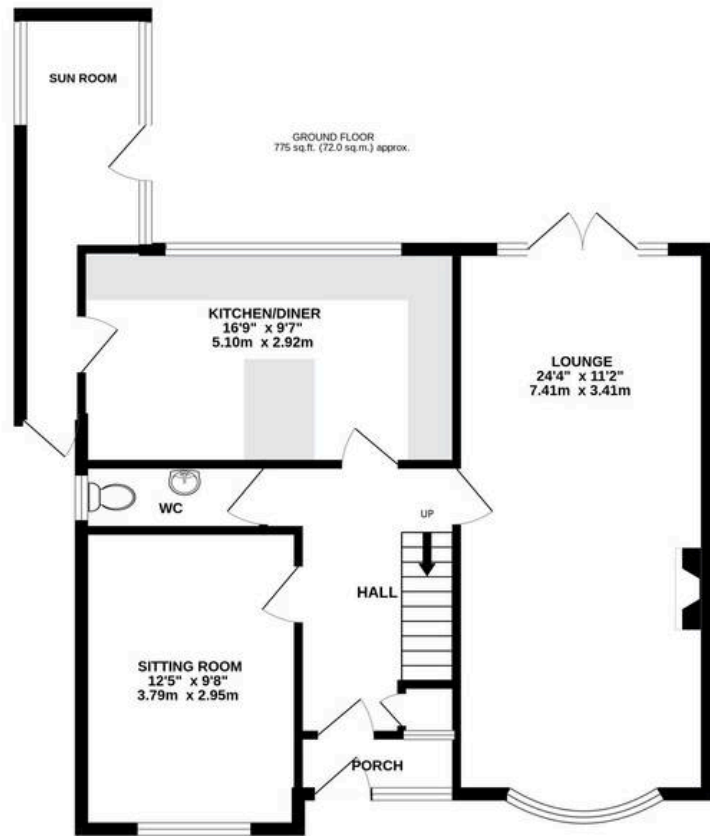
The **GARAGE** is fitted with an electric roller-shutter door and offers ample storage space, power points, and a side window.

To the rear is a beautifully landscaped, tiered garden featuring two patio seating areas, an outdoor storage unit, and steps leading to an elevated seating terrace, creating an ideal space for outdoor entertaining and relaxation.



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**TOTAL FLOOR AREA : 1761 sq.ft. (163.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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