

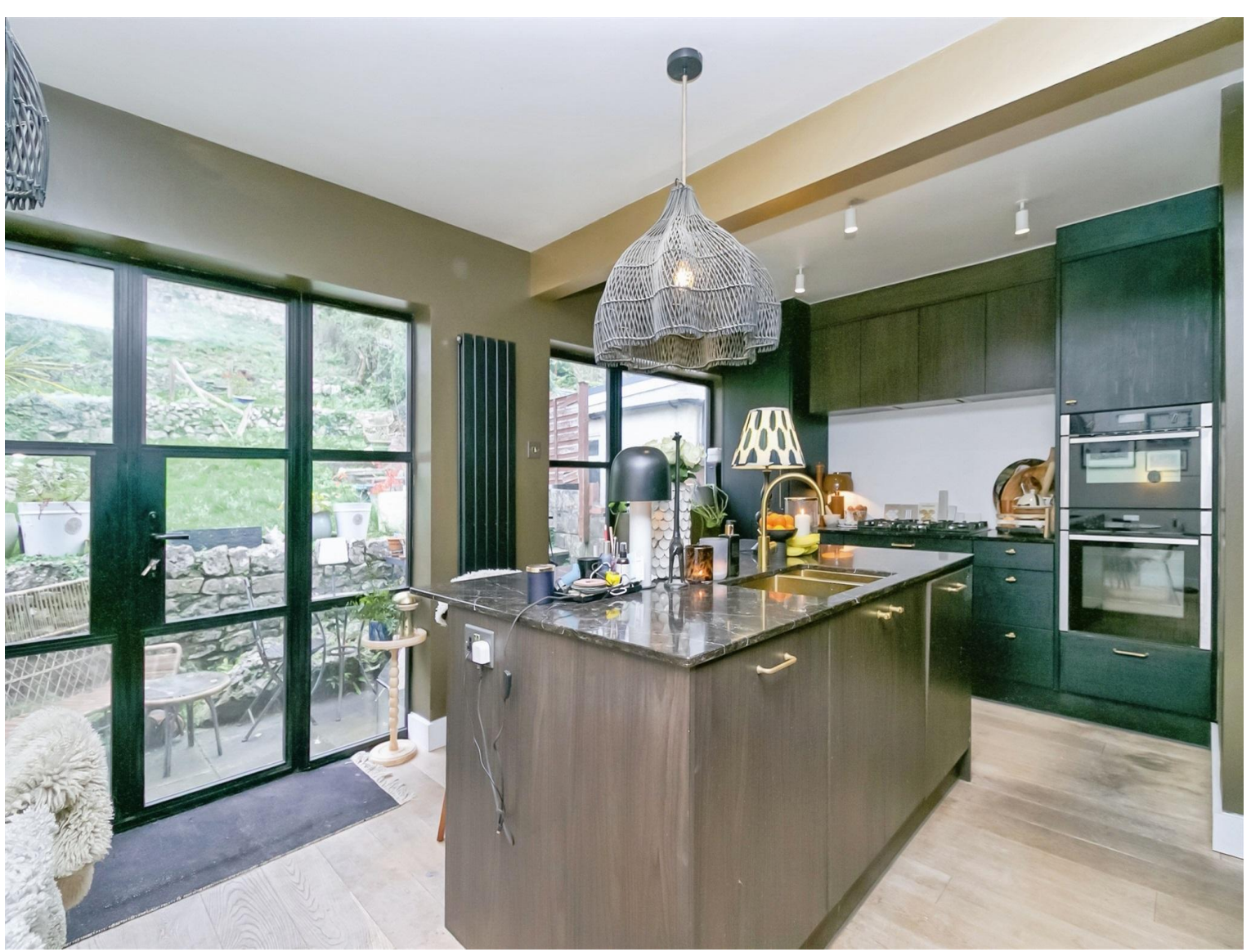


Geraints Way, offers in excess of £365,000

- Four Bedroom Semi detached property
- Brand new Kitchen with scope in areas to add your own stamp
- Garage and driveway with EV charging point
- Walking distance to Cowbridge High Street
- Excellent School Catchment
- EPC Rating: E



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About the property

4 Bedroom family home within walking distance of Cowbridge High Street for amenities. The property offers a large reception room, a modern open plan kitchen /diner , family bathroom and ground floor shower room, off road parking and garage.





Accommodation

Entrance Hallway

Entrance via a composite door into the hallway. Wooden "Atkin & Kirby" flooring, radiator, and doors leading to all ground floor rooms.

Ground Floor Accommodation

Lounge

19' 10" max x 15' 1" mx (6.05m max x 4.60m mx)

A bright L-shaped living area with large UPVC double glazed windows to the front enjoying pleasant views. "Atkin and Kirby" wooden flooring. Wood burner from "Topstak" with Mandarin Stone tiled fire surround. Built-in cupboards for storage, radiator.

Kitchen

20' x 12' 8" max (6.10m x 3.86m max)

A beautiful newly modernised kitchen/diner from "Wren" with black oak and dark walnut worktops, built in "Neff" appliances with foldable oven doors, 5 ring gas hob, steam oven Microwave, walk in pantry, butler's larder cupboard with coffee station, central island with built in cupboards and "Corston Architectural" handles to the doors, double sink, floor to ceiling built in fridge and freezer, "Crittall" style double glazed doors leading to garden, "Atkin and Kirby" wooden flooring, two radiators, one vertical and the other horizontal, two pendant lights and spotlights.

Shower Room

7' 7" x 4' 8" Large UPVC double glazed window to front offering lovely elevated views over playing fields. Built in storage space, fitted carpet, radiator, and pendant light.

Bedroom Two

11' 11" x 7' 7" (3.63m x 2.31m)

UPVC double glazed window to rear, fitted carpet, radiator, and pendant light.

Bedroom Three

11' 3" x 8' 3" (3.43m x 2.51m)

UPVC double glazed window to rear, fitted carpet, radiator, and pendant light.

Bedroom Four

8' 3" x 7' 7" (2.51m x 2.31m)

UPVC double glazed window to front, fitted carpet, radiator, and pendant light.

Bathroom

6' 4" x 4' 9" (1.93m x 1.45m)

UPVC opaque double glazed window to side. Suite comprising low-level dual flush WC, pedestal wash hand basin, and paneled bath. Fully tiled walls,

mirrored wall cabinet, lino floor, vertical radiator, and wood-clad ceiling with pendant light.

External

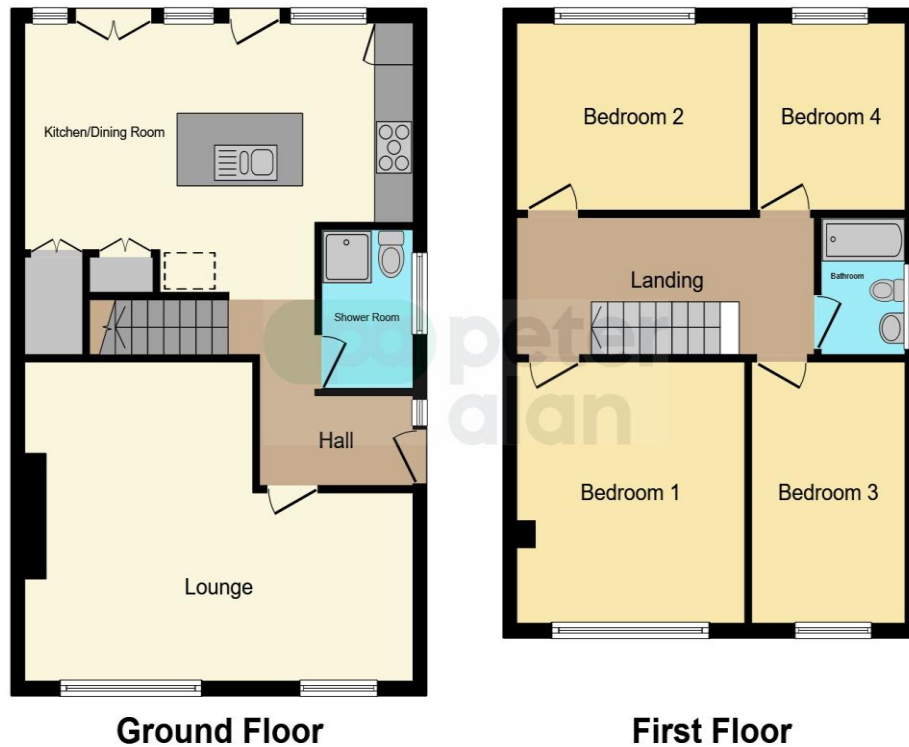
Off-road parking for several vehicles on the driveway leading to a semi-detached single garage with electric door, lighting, power, and rear access door. The front garden is low-maintenance with planted shrubs and steps with handrail leading to the front entrance. A side gate provides access to the rear garden.

The rear enjoys a south-westerly aspect with a level patio enclosed by a dry-stone wall, steps leading up to a tiered lawn garden with superb elevated views across Cowbridge. Outdoor tap, wooden handrail, fenced and walled boundaries, mature conifers, and shrubs.

Additional Information

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-" (2.31m x 1.42m) UPVC opaque double glazed window to side. Corner shower cubicle with wall-mounted shower, low-level dual flush WC, and pedestal wash basin. Part tiled walls, mirrored wall cabinet, vertical radiator, lino flooring, and pendant light.

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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