



Borough Close, Cowbridge, CF71 7BN
Price **£425,000**

HARRIS & BIRT

High Street, Cowbridge CF71 7AF

T: 01446 771777 E: cowbridge@harrisbirt.co.uk

HARRIS & BIRT

Harris & Birt are pleased to offer to market this unique four bedroom end link property on the popular cul-de-sac of Borough Close, only built in 2007 this practically new property has been extended by the conservatory to the rear and is found in supremely convenient location for a flat walk into Cowbridge and all its amenities. The accommodation found in excellent condition briefly comprises; entrance hall, WC, living room, kitchen/dining and conservatory to the ground floor. Three bedrooms, two doubles and single with master en suite and bathroom to the first floor and further stairs up to a further floor to another double bedroom and walk in dressing room. Further benefits include; fully skimmed walls and ceilings throughout, high specification kitchen and bathrooms, attractive floor coverings, gas central heating and UPVC double glazing throughout. The property is offered with no ongoing chain and is readily available to move in.

Borough Close is tucked away from the bustle of the High Street and it is literally just a few minutes walk from the town centre and its excellent facilities including schooling of good reputation for all ages, library, health centre, a wide range of shops both national and local, sporting and recreational facilities including leisure centre, cricket club, tennis club, squash club, bowls club etc. Cowbridge is a delightful market town situated in the heart of the rural Vale of Glamorgan surrounded by some pretty countryside yet it is still within easy commuting distance of major centres including Cardiff, Swansea, Bridgend, Llantrisant etc. The Heritage Coastline is just a few miles to the south.



Accommodation

Ground Floor

Entrance Hall 4'9" x 13'5" (1.45m x 4.09m)

Entered via wooden front door with inset vision panels into open entrance hall with full turn staircase leading up to first floor landing. Skimmed walls and ceiling. Porcelain tiled flooring in travertine style. Radiator. Good understairs storage. Communicating doorway to all downstairs rooms.

WC/Cloakroom 3'5" x 6'5" (1.04m x 1.96m)

Two piece suite in white comprising low level dual flush WC and pedestal wash hand basin with tiled splashbacks. UPVC double glazed opaque window to front. Skimmed walls and ceiling. Matching floor to entrance hall. Fitted radiator. Extractor fan.

Living Room 13'1" x 13'5" (3.99m x 4.09m)

Good sized principal reception room with UPVC double glazed window to front elevation. Skimmed walls and ceiling. Fitted carpet. Fitted radiator. Wall mounted real flame effect electric fireplace housed to wall.

Kitchen/Dining Room 9" x 20'1" (2.74m x 6.12m)

Good sized open plan kitchen/dining with high gloss range of wall and base units with sleek chrome handles set over and under wood effect worksurface. Features including; stainless steel 1.5 sink and drainer with chrome mixer tap, free standing Smeg cooker and 4 ring gas fired hob with underset fan oven as well as overhead stainless steel extractor. Integrated dishwasher behind matching décor panel and up and over fridge freezer Hisense in a matt black finish to remain. Tiled splashbacks behind sink and cooker with skimmed walls and ceilings and inset LED spotlighting to rear elevation allowing plenty of natural light. UPVC double glazed patio door opens through into;

Conservatory 9'3" x 9'1" (2.82m x 2.77m)

Of UPVC construction with range of UPVC double glazed windows set on a block built dwarf wall with pitched glazed roof and inset ledge with UPVC fully double glazed pedestrian door leading out onto pretty rear gardens. Built in 2014 with power and light.

Utility

Situated off the kitchen. Space for washing machine and tumble dryer. Skimmed walls and ceilings. Porcelain tiled flooring. Matching wood effect surfaces Baxi combination boiler housed to wall.

First Floor

High Street, Cowbridge CF71 7AF

T: 01446 771777 E: cowbridge@harrisbirt.co.uk

Landing 5'2" x 9'6" (1.57m x 2.90m)

Accessed via full turn staircase from entrance hall to open landing. Skimmed walls and ceilings. Fitted carpet. Communicating doors to all first floor rooms. Quarter turn staircase leads up to second floor.

Master Suite Bedroom One 14'0" x 12'4" (4.27m x 3.76m)

Excellent sized principle bedroom with UPVC double glazed window to rear elevation offering pretty views over the garden and beyond. Skimmed walls and ceiling. Inset ceiling lighting. Fitted carpet. Fitted radiator. Communicating doorway through into;

Master Suite Bathroom One 5'8" x 7'5" (1.73m x 2.26m)

Three piece suite in white comprising walk in inset shower cubicle behind chrome and glazed shower screen with Aquatronic shower and shower head attachment. Low level WC and pedestal wash hand basin. Fully tiled splashbacks in white. Skimmed walls and ceiling. Inset spotlighting. Porcelain tiled flooring. Fitted radiator. UPVC double glazed opaque window to side elevation.

Bedroom Two 11'11" x 11'10" (3.63m x 3.61m)

Another good sized double bedroom with UPVC double glazed window to front elevation. Skimmed walls and ceilings. Fitted carpet. Fitted radiator.

Bedroom Three 8'10" x 6'5" (2.69m x 1.96m)

Currently in use as study but a good sized single bedroom with UPVC double glazed window to front elevation. Skimmed walls and ceilings. Fitted carpet. Fitted radiator.

Bathroom Two 6'9" x 6'10" (2.06m x 2.08m)

Three piece suite in white comprising; pea shaped panelled bath with curved shower screen with integrated shower and shower head attachment. Low level dual flush WC and pedestal wash hand basin with chrome swan neck mixer tap. UPVC double glazed opaque window to rear elevation. Skimmed walls, travertine tiled splashbacks. Skimmed ceiling with LED spotlighting. Porcelain tiled flooring. Heated towel rail to wall. Shaver point.

Second Floor

Accessed via quarter turn staircase from first floor landing to open second floor landing. Open shelving great for storage. Skimmed walls and ceiling. Fitted wall light. Door opens through into;

Bedroom Four 12'7" x 19'0" (3.84m x 5.79m)

Excellent sized double bedroom set into the eaves with double glazed Velux window overlooking field beyond. Skimmed walls and ceilings. Fitted carpet. Storage set into eaves. Fitted radiator. Opens through into;

Bedroom Four Dressing Room 6'1" x 5'6" (1.85m x 1.68m)

Good sized storage cupboard which is an adaptable space could easily be used as dressing room or other use. Skimmed walls and ceilings. Fitted carpet.

Outside

Gardens and Grounds

Set back from the road via a parcel of Cotswold stone. Patio laid path leading up to front door and brick road dwarf wall. Off-road parking to front via a patio laid driveway with raised beds and borders and pedestrian gate to side giving access to rear garden. The rear garden is flat, private and secluded via close boarded fencing to all boundaries and is not overlooking by anything to rear. Mainly laid to lawn with raised beds and borders laid to mature shrubbery and found in excellent order as well as an attractive circular bed of roses housed to the rear of the garden. Timber built storage shed to remain. Al fresco dining terrace to patio slab. This garden is a real delight.

Services

This property is serviced via mains gas, electric, water and drainage. Gas combination central heating boiler housed to utility. Council tax banding: E

Directions

From our office at 67 High Street, walk down the High Street across the river and turn right into The Limes. Follow the road around the bend and then turn right into Borough Close. Travel down Borough Close go around the central recreational space and 25a is in the top left hand corner. Feel free to park on the drive, it will have a Harris & Birt sign outside.

HARRIS & BIRT







GROSS INTERNAL AREA
FLOOR 1: 603 sq. ft. FLOOR 2: 506 sq. ft.
FLOOR 3: 180 sq. ft. EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 87 sq. ft.
TOTAL: 1289 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



High Street, Cowbridge CF71 7AF
T: 01446 771777
E: cowbridge@harrisbirt.co.uk



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	