

6 The Orchard

Aberthin, Cowbridge, CF71 7HU

Price £550,000

HARRIS & BIRT

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A beautifully presented, modern, detached, family home located in the highly sought-after Vale village of Aberthin within easy walking distance of Cowbridge Comprehensive School. The property has been thoughtfully updated to a high standard by the current vendors and offers well-balanced accommodation comprising an entrance hall, living room, study, shower room/WC, sun room and a spacious open plan kitchen/dining room to the ground floor. To the first floor are four generous double bedrooms and a family bathroom. Externally, the property benefits from off-road driveway parking for several vehicles with an attractive rear garden.

Aberthin is a charming village offering two country pubs and a village hall, and is within easy walking distance of the popular market town of Cowbridge. Cowbridge provides an excellent range of amenities including highly regarded schools for all age groups, a variety of national and independent shops, library, health centre, and extensive sporting and leisure facilities such as a leisure centre, cricket, squash and football clubs. The village is set in the heart of the rural Vale of Glamorgan, while remaining conveniently positioned for commuting to major centres including Cardiff, Newport, Bridgend and Swansea.

- Modern and Executive Detached Property
- Downstairs Shower Room
- Integrated Garage
- South Facing Rear Garden
- Cowbridge School Catchment
- Four Double Bedrooms
- Modern Kitchen/Dining Room
- Off-road Parking for Several Vehicles
- Desirable Village of Aberthin
- EPC Rating: D

Accommodation

Ground Floor

Entrance Hall 6'7 x 16'10 (2.01m x 5.13m)
The property is entered via UPVC front door with inset obscure glazed glass window. Full length obscure glazed glass panel to side. Laminate wood effect flooring. Skimmed walls. Skimmed and coved ceiling. Pendant ceiling lighting. Access to all ground floor rooms. Staircase to first floor.

Kitchen/Dining Room 28'8 x 10'10 max (8.74m x 3.30m max)
High specification, modern fitted kitchen with features to include: a range of wall and base units. Marble effect work surfaces and breakfast bar with ceramic tiled upstands. 1.5 sink bowl with hot and cold mixer tap. Electric induction hob, built in Neff double oven and Neff dishwasher. Combination boiler is housed in kitchen cupboard. Wood effect laminate flooring. Combination of pendant ceiling lighting, drop down counter lighting and inset ceiling lighting. Space for dining table and chairs. Radiator. Modern vertical radiator. Large picture window overlooking rear garden. Bi-folding doors lead through into:

Sun Room 11'4 x 12'0 (3.45m x 3.66m)
Entered via UPVC bi-folding doors from the kitchen/dinning room. Full run of UPVC double glazing to all three walls with obscure glazing to the side. UPVC glazed door to side. Laminate wood effect flooring. Pendant ceiling light with fan. Built in air-conditioning unit that blows both hot or cold air. Pedestrian glazed door leading out onto rear patio terrace.

Living Room 12'7 x 16'1 (3.84m x 4.90m)
UPVC window to front. Free standing wood burner on slate hearth. Laminate flooring. Skimmed walls, Textured and coved ceiling. Wall lighting.

Study 9'2 x 16'11 (2.79m x 5.16m)
UPVC window to front. Wood effect laminate flooring. Skimmed walls. Textured and coved ceiling with painted wooden beams, Storage cupboard.

Bathroom 8'11 x 5'8 (2.72m x 1.73m)
Three piece suite in white comprising low level WC. Vanity unit containing wash hand basin. Corner shower cubicle with sliding glass doors. Tiled floors, Tiled walls. Skimmed ceiling with pendant ceiling lighting. Extractor.

First Floor

Landing 6'4 x 16'5 (1.93m x 5.00m)

Master Bedroom One 12'8 x 12'9 (3.86m x 3.89m)
UPVC window to rear. Carpet flooring. Skimmed and papered walls. Skimmed and coved ceiling with pendant ceiling lighting. Built in wardrobes.

Bedroom Two 13'3 x 9'5 (4.04m x 2.87m)
UPVC window to rear. Carpet flooring. Skimmed and papered walls. Skimmed and coved ceiling with pendant ceiling lighting. Built in wardrobes.

Bedroom Three 12'8 x 10'8 (3.86m x 3.25m)
UPVC window to front. Built in wardrobes with fitted overhead cupboards. Carpet flooring. Skimmed and papered walls. Skimmed and coved ceiling with pendant ceiling lighting.

Bedroom Four 9'2 x 9'6 (2.79m x 2.90m)
UPVC window to front. Carpet flooring. Skimmed and papered walls. Skimmed and coved ceiling with pendant ceiling lighting.

Family Bathroom 9'2 x 6'5 (2.79m x 1.96m)
Three piece suite in white comprising low level WC. Pedestal wash hand basin. Panelled bath with hot and cold taps. UPVC obscure glazed window to side. heated Towel rail. Tiled flooring. Tiled walls. Textured ceiling with pendant ceiling lighting.

Garage / Utility 9'0 x 34'1 (2.74m x 10.39m)
Integral garage accessed through kitchen/dinning room. Electric and water connected. The rear of the garage is used as a utility.

Outside
To the front of the property is parking for multiple cars, laid to a combination of concrete and gravel. Access to garage. To the rear of the property is a south facing, enclosed garden which benefits from a paved seating area. The garden is predominantly laid to lawn leading down to the pretty river with easy walking distance to the Common behind.

Services
Mains gas, electricity, water and drainage are connected to the property. Full fibre to the premises with a professionally installed extender/booster in the attic. The attic is fully floored with built in lighting. Council tax band: G

Directions
From our office travel along the High Street onto Eastgate. At the traffic lights turn left, follow this road and enter the village of Aberthin. Turn right immediately after the Hare and Hounds pub. Follow this road for approximately 150 turn right into The Orchard where number 6 is at the end of the road.

















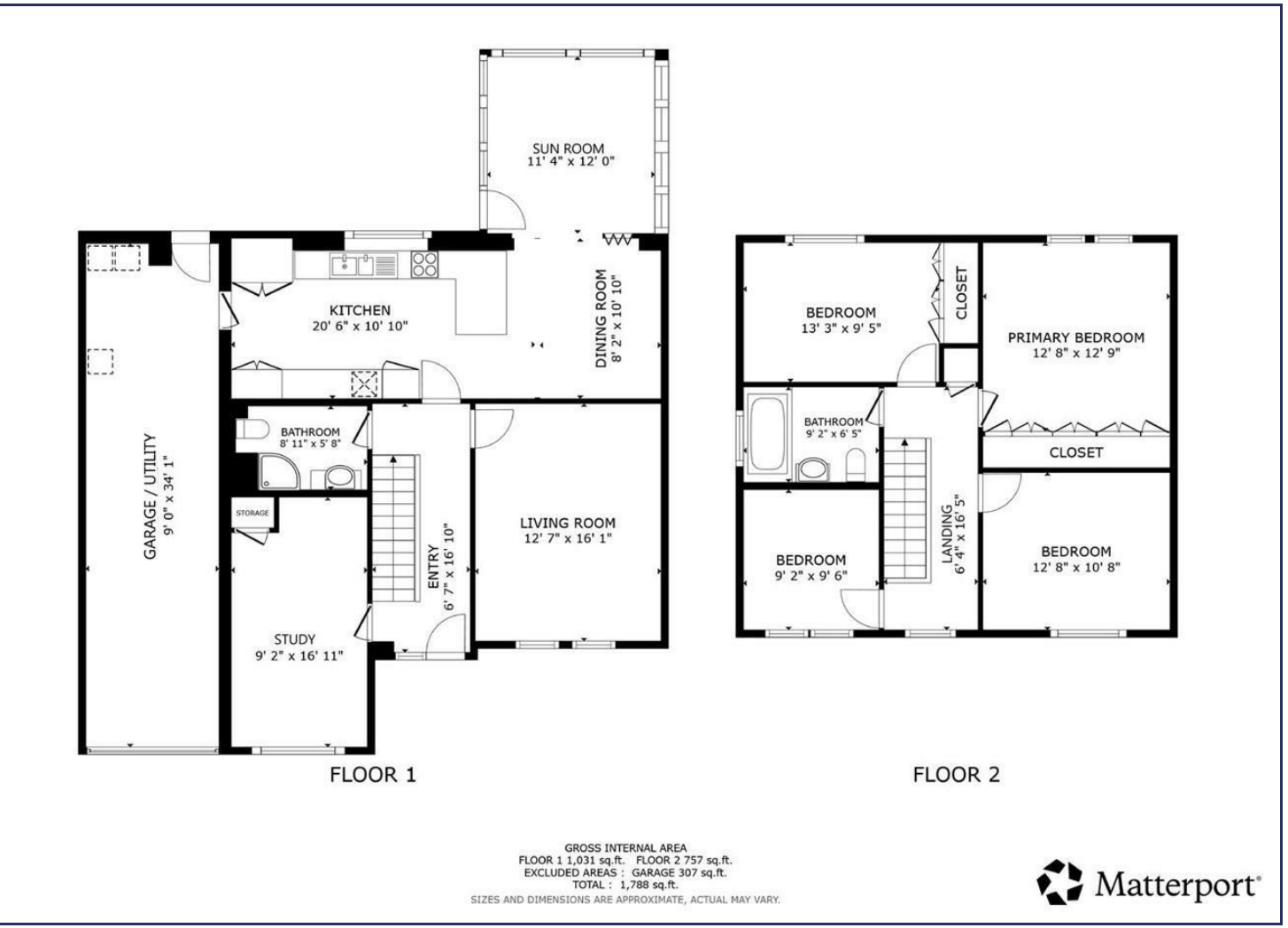










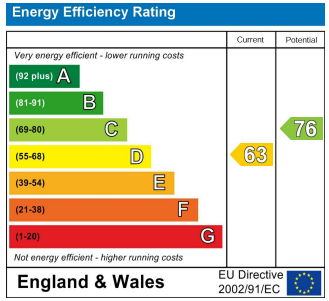


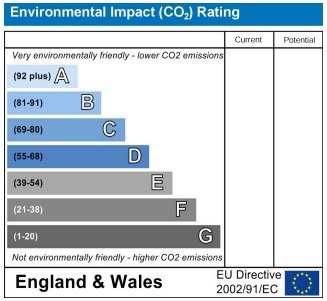
GROSS INTERNAL AREA
FLOOR 1 1,031 sq.ft. FLOOR 2 757 sq.ft.
EXCLUDED AREAS : GARAGE 307 sq.ft.
TOTAL : 1,788 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport









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