



Love Lane, Cowbridge, CF71 7JQ
£425,000

BRINSONS & BIRT

High Street, Cowbridge CF71 7AF

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

BRINSONS & BIRT

A traditional four bedroom terraced house situated in a sought after quiet location within walking distance of Cowbridge town centre. The property has been stylishly extended in recent years and offers good sized family accommodation including entrance hall, sitting room, modern kitchen/diner with Bi-fold doors to rear garden, large living room, cloakroom and store room to the ground floor, upstairs offers master bedroom with en suite, three further bedrooms and a bathroom. There is a good sized garden to the rear and plenty of off road driveway parking. The property enjoys the benefit of full mains gas fired central heating, Upvc double glazed windows and a new roof installed in 2019. Planning Permission has been granted for a further single storey extension to the rear.

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



Accommodation

Ground Floor

Entrance Hallway

Part glazed door into central hallway. Solid wood floor. Space for cloaks. Radiator. Pendant ceiling light. Stairs to first floor. Doors to all downstairs rooms.

Living Room 27'7" x 11'5" (8.41 x 3.48)

Part glazed door from hallway into large dual aspect living room. Windows to front and rear. Solid wood floor. Built in TV cabinet. Built in bookshelf unit. Pendant ceiling lights. Radiators. Opening with steps down into dining area.

Sitting Room 10'11" x 10'0" (3.33 x 3.05)

Part glazed door from hallway. Window to front. Feature fireplace with inset logburner set on stone hearth with wooden mantle over. Solid 'Herringbone' wood block floor. Radiator. Pendant ceiling light.

Kitchen 13'3" x 9'5" (4.04 x 2.87)

Modern kitchen with range of base units in high gloss white. Wood effect laminate worktops with tiled upstands. Wall mounted cabinet. Built in unit with space for American fridge/freezer. Range cooker with gas hob. Glass splashback with stainless steel wall mounted extractor hood. 1 1/2 bowl sink with drainer. Under counter integrated dishwasher. Larder cupboard/pantry. Tiled floor. Ceiling spotlights. Part glazed door into utility & w.c.

Dining Room 13'3" x 6'2" (4.04 x 1.88)

Stepped down from kitchen and living room. Bi-fold doors opening onto rear garden. Tiled floor to match kitchen. Two vertical radiators. Two Velux windows. Ceiling spotlights.

Utility & Cloakroom

Useful storage area with front and rear access via part glazed doors. Separate utility area plumbed for washing machine with electric and light. Downstairs cloakroom, currently being updated, containing wall mounted Gloworm gas combination central heating boiler. Obscure glazed window to rear. Plumbed for toilet & wash hand basin. Light and power.

The property benefits from Planning Permission for a single storey extension off the rear of the utility onto the rear patio area.

First Floor

Stairs from ground floor. Carpet. Loft access hatch. Cupboard containing shelves. Pendant ceiling light. Doors to all first floor rooms.

Master Bedroom 12'5" x 11'8" max (3.78 x 3.56 max)

Large picture window to rear. Double fitted wardrobe. Carpet. Radiator. Pendant ceiling light. Sliding door to en suite.

En Suite

Low level w.c in white with dual flush. Sink unit with chrome mixer tap and useful storage underneath. Shower cubicle with electric shower. Part tiled walls. Tiled floor. Ceiling spotlights.

Bedroom Two 11'0" x 10'8" (3.35 x 3.25)

Window to front. Fitted wardrobe. Carpet. Radiator. Pendant ceiling light.

Bedroom Three 13'0" x 10'7" (3.96 x 3.23)

Large window to front. Fitted wardrobe. Carpet. Radiator. Pendant ceiling light.

Bedroom Four 10'2" x 7'0" (3.10 x 2.13)

Window to rear. Obscure glazed window to side. Carpet. Radiator. Pendant ceiling light.

Bathroom 6'7" x 5'11" (2.01 x 1.80)

Three piece suite in white comprising low level w.c with dual flush. Pedestal wash hand basin with chrome taps. Panel bath with electric shower and glass screen. Part tiled walls. Tiled floor. Chrome vertical wall mounted towel warmer. Obscure glazed window to rear. Ceiling spotlights.

Outside

Good sized south facing rear garden laid mostly to lawn. Fence borders to all sides. Paved patio area. Garden shed. Two mature trees offering privacy in the spring/summer months.

Services

All mains services are connected to the property. Central heating via gas combination boiler. The property benefits from Upvc double glazed windows throughout A new road was installed in 2019.

Directions

From our offices at 67 High Street, turn left and then first right onto Church Street. Go under the town arch and head down Town Mill Road, across the river Thaw and up the hill to the T junction. Turn left and the property is situated on your right hand side. There is a Brinsons & Birt for sale board outside.

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LOVE LANE



Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		62	78
Not environmentally friendly - higher CO ₂ emissions			

England & Wales

EU Directive
2002/91/EC

