



49 Geraints Way

Cowbridge, CF71 7AY

Price £425,000

HARRIS & BIRT



An excellent opportunity to purchase this extremely well maintained and modernised, four bedroom, semi-detached, property located within the heart of Cowbridge. The property itself has been extended via two dormers to create the four bedroom home. The accommodation briefly comprises: open plan entrance hall, WC, living room, dining room and kitchen to the ground floor. Four good sized double bedrooms and a bathroom to the first floor. Integrated garage to side. Pretty landscaped rear gardens, great for outside entertaining. The property has impressive benefits such as acoustic timber clad walls, newly fitted kitchen and carpets throughout and a log burning stove.

The location is a particularly convenient one at the end of Geraints Way near Westgate with footpath access into the town either via Westgate or via the shortcut over The Verlands field into town. Excellent market town facilities within easy walking distance include schooling of excellent reputation for all ages, a wide range of shops both national and local including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, cricket club, tennis club, bowls 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 via both the A48 and M4 brings major centres within comfortable commuting distance including the capital city of Cardiff, Bridgend, Llantrisant etc.

- High Specification Semi Detached Property
- Newly Landscaped Rear Garden
- Easy Walking Distance to Cowbridge High Street
- Found in Excellent Condition
- Four Bedrooms
- Garage and Off Road Parking
- Excellent Catchment for Schooling
- EPC: D

## Accommodation

### Ground Floor

#### Entrance Hall 4'1 x 16'9 (1.24m x 5.11m)

The property is entered via UPVC half glazed front door into open L-shaped hall. Fully skimmed walls with inset acoustic timber clad. Coved and skimmed ceiling. Inset ceiling spotlighting. Straight carpet staircase leads up to first floor landing. Light oak timber effect flooring. Radiator behind decorative radiator cover. Door to WC.

#### WC

Two-piece suite in white comprising low level dual flush WC and wash hand basin set into a vanity unit. Terrazzo tiled splashbacks. UPVC double glazed opaque window to side elevation. Skimmed walls. Coved and skimmed ceiling. Timber effect flooring.

#### Dining Room 13'0 x 12'0 (3.96m x 3.66m )

A good sized adaptable space. UPVC double glazed picture window to rear elevation. Good sized understairs storage cupboard. Skimmed walls. Coved and skimmed ceiling. Inset LED spotlighting. Light oak wood effect flooring. Fitted double radiator. Archway opens through to kitchen.

#### Kitchen 9'9 x 8'1 (2.97m x 2.46m )

Modern fitted shaker style white gloss kitchen with sleek brushed chrome handles set under and over a wood effect work surface. Plenty of space for fridge/freezer. Features to include: Neff gas four ring hob with underset electric fan oven. Overhead chrome chimney extractor. Inset integrated Zanussi slim line dishwasher. Chrome sink and drainer with chrome pull over power tap. Wooden half glazed pedestrian door opens out onto pretty rear gardens. UPVC double glazed window to rear. Open shelving. Skimmed walls. Coved and skimmed ceiling. Inset LED spotlighting. Herringbone wood effect laid flooring.

#### Living Room 14'6 x 20'5 (4.42m x 6.22m )

An excellent sized principal reception space. Feature chimney comprising Aga clear view log burning stove set on a flagstone laid hearth with a skimmed chimney surround. Range of UPVC double glazed picture windows to front elevation, enjoying plenty of natural light. Skimmed walls. Coved and skimmed ceiling. Inset LED spotlighting. Fitted carpet. Fitted double radiators.

### First Floor

#### Landing 6'6 x 15'11 (1.98m x 4.85m)

Accessed via straight staircase to open landing. Skimmed walls. Coved and skimmed ceiling. Acoustic timber cladding for effect. Fitted double radiator. Communicating doors to all first floor rooms.

#### Master Bedroom 12'11 x 14'0 (3.94m x 4.27m)

An excellent sized double bedroom with UPVC double glazed patio doors opening out onto a glazed Juliette balcony to rear. UPVC double glazed window to front elevation, enjoying fantastic views from an elevated position. Skimmed walls. Coved and skimmed ceiling. Inset LED spotlighting. Fitted carpet. Fitted radiator. Four door run of mirror front fitted wardrobes.

#### Bedroom Two 15'9 x 8'1 (4.80m x 2.46m)

Another good sized double bedroom. UPVC double glazed window to front and side elevation. Papered walls. Coved and textured finished ceiling. Access to loft via hatch. Wood effect flooring. Fitted radiator.

#### Bedroom Three 12'6 x 11'10 (3.81m x 3.61m )

A further double bedroom. UPVC double glazed window to front elevation. Skimmed walls. Coved and skimmed ceiling. Wood effect flooring. Built in fitted wardrobe with two doors mirror fronted.

#### Bedroom Four 10'11 x 9'9 (3.33m x 2.97m)

A fourth double bedroom. UPVC double glazed window to rear elevation. Skimmed walls. Coved and skimmed ceiling. Wood effect flooring. Fitted radiator. Built in wardrobe.

#### Bathroom 10'11 x 5'10 (3.33m x 1.78m )

Modern four piece suite comprising enclosed quadrant shower cubicle, panelled bath, low level WC and wash hand basin. Tiled walls. Terrazzo style tiled flooring. Chrome heated towel rail. UPVC double glazed opaque window to side.

### Outside

#### Gardens

The gardens have been extremely well modernised and landscaped throughout to create a wonderful two tiered garden. Large form tiled patio terrace. Raised beds and borders. Made private via high rendered walls and close boarded fencing. Plenty of space for dining area. Currently housing the hot tub. Steps lead up in the same tile to a further raised beds and border. Top tier that comprises another excellent sized patio in the same ceramic tile. Artificial laid grass lawn with further raised beds and borders to rear.

#### Garage

Accessed from the front via two timber double doors from the off road driveway. Newly fitted. Access to rear to give good side access. Excellent storage space. Timber doors are mirrored to the rear of the garage. Power and light. Plenty of space for tumble machine, dryer etc.

#### Services

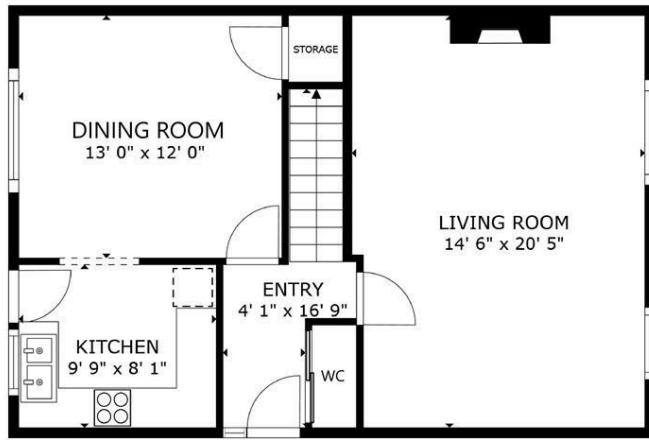
The property is connected to mains services throughout.



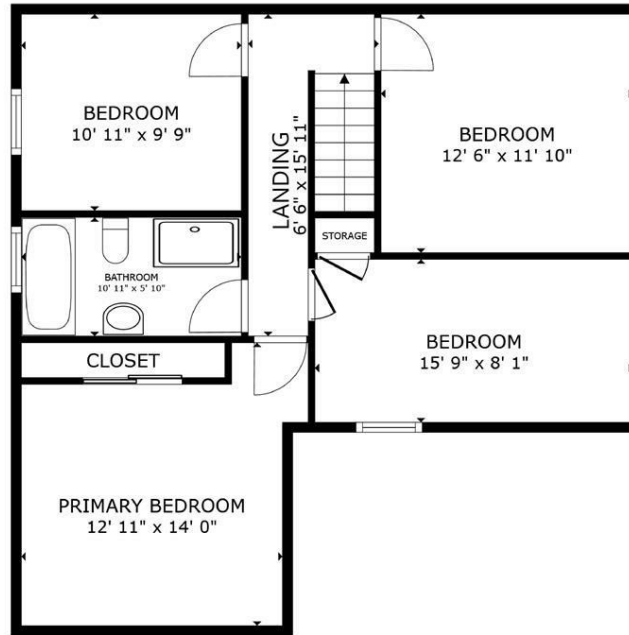








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 632 sq.ft. FLOOR 2 741 sq.ft.  
 TOTAL : 1,373 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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