



5 Cae Pella
Cowbridge, CF71 7FN
Price £725,000

HARRIS & BIRT



A sizeable, five double bedroom, detached property, found in immaculate condition and has been subject of much internal and external modernisation. The property is situated in a quiet cul de sac in the popular Clare Garden Village development, and within easy walking distance of the heart of Cowbridge town centre. The accommodation briefly comprises entrance hall, family room, dining room, living room, kitchen/diner, utility room and WC to the ground floor. Stairs lead up to five bedrooms with an en suite to the master bedroom and second bedroom along with a further family bathroom. The property benefits from off road parking and a detached double garage, currently fitted out as a gym but could easily be home office etc should a buyer wish. Further benefits include internal air conditioning units, newly landscaped gardens with attractive pitched roof pergola, as well as high specification kitchen and bathrooms and finishes throughout. The blinds throughout will remain as part of the sale.

The town centre of the market town of Cowbridge is within comfortable walking distance and offers a wide range of facilities including schooling of excellent reputation for all ages, a wide range of shops both national and local and now including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, cricket club, tennis club, squash club, bowls club, football club etc. Countryside pursuits including golf, horse riding etc are available in the surrounding areas. The heritage coastline is just a few miles to the south. The good local road network including access to the M4 brings major centres within easy commuting distance including the capital city of Cardiff. Main line railway links via Cardiff and Bridgend and Cardiff Wales Airport is within easy driving distance.

- Well Modernised and High Specification Detached
- Two En Suite Bathrooms and Further Family Bathroom
- Well Landscaped and Renovated Garden to Rear
- Off Road Parking & Short Walk to Cowbridge Town Centre
- Five Double Bedrooms
- Three Reception Rooms Plus Open Plan Kitchen/Dining Room
- Double Garage Converted to Gym
- EPC: B

Accommodation

Ground Floor

Entrance Hallway 11'11 x 15'10 (3.63m x 4.83m)

The property is entered via composite uPVC front door with inset opaque glazed vision panels. Floor to ceiling fixed pane double glazed opaque panels to open entrance hall. Quarter turn carpeted staircase leading up to first floor landing. Large form tiled flooring. Fully skimmed walls and ceiling. Inset LED spotlighting. Communicating doors to all ground floor rooms. Good sized understairs cupboard useful for shoes and cloaks.

Dining Room 10'9 x 8'11 (3.28m x 2.72m)

Attractive UPVC bay window to front elevation. Fully skimmed walls and ceiling. Fitted carpet. Fitted double radiator. Range of brushed chrome sockets.

Living Room 14'2 x 19'3 (4.32m x 5.87m)

A large principal reception room with UPVC double glazed patio doors to rear elevation with inset blinds and curtain pelmets. Attractive media wall in an oak finish. Skimmed walls and ceiling. Inset LED spotlighting. Fitted carpet. Fitted radiator behind attractive radiator cover. Glazed double doors open through into kitchen/dining room.

Kitchen/Dining Room 19'6 x 10'10 (5.94m x 3.30m)

Attractive handleless fitted kitchen in a dove grey graphite finish set under and over quartz worksurfaces with matching upstands and splashback. Features to include 1.5 chrome sink and drainer with grooved drainer and swan neck mixer tap. AEG integrated dishwasher behind matching decor panel. AEG four ring electric induction hob with grooved drainer either side set under an AEG chimney extractor. Eyeline double oven with overhead grill facility. Integrated up and over fridge/freezer behind matching decor panel. Fixed pane island with quartz worksurface. UPVC double glazed patio door to rear elevation. Further natural light via UPVC double glazed windows and UPVC double glazed picture window. Fully skimmed walls and ceiling. LED spotlighting. Attractive chrome downlighting. Large form tiled flooring. Fitted double radiator. Doorway through into;

Utility Room 6'5 x 5'8 (1.96m x 1.73m)

A range of matching base units with matching quartz worksurface and upstands. Inset chrome sink and swan neck mixer tap. Space for range of utilities. Fully skimmed walls and ceilings. Matching large form tiled flooring. Composite half glazed pedestrian door leads out onto side entrance and through into garage space. Ideal Logic combination gas boiler housed to wall behind matching decor panel.

Family Room 11'1 x 14'5 (3.38m x 4.39m)

An attractive secondary reception space currently in use as play room. UPVC double glazed bay window to front elevation. Fully skimmed walls and ceiling. Fitted carpet. Fitted double radiator.

WC

Two piece suite in white comprising low level dual flush WC and pedestal wash hand basin. Half tiled walls. Large form tiled flooring. Further skimmed walls and ceilings. Inset chrome spotlighting. Fitted radiator.

First Floor

Landing 13'11 x 11'9 (4.24m x 3.58m)

Accessed via quarter turn staircase to open landing. Fully skimmed walls and ceiling. Access to loft via hatch. Attractive chandelier set above stairwell.

Master Suite Bedroom One 12'11 x 18'3 (3.94m x 5.56m)

An excellent sized double bedroom with UPVC double glazed window to front elevation. Fully skimmed walls and ceiling. Inset LED spotlighting and attractive downlighting. Fitted carpet. Fitted radiator. Range of built in wardrobes. Doorway opens through into;

Master Suite Bathroom One 9'1 x 6'8 (2.77m x 2.03m)

Four piece suite comprising oversized walk in shower cubicle with integrated chrome shower, rainfall shower head attachment and separate shower head fitment. Low level dual flush WC. Pedestal wash hand basin. Panelled bath with chrome mixer tap. Fully tiled walls with matching tiled flooring. UPVC double glazed opaque window to front elevation. Skimmed ceiling with LED spotlighting. Wall mounted chrome heated towel rail.

Suite Bedroom Two 12'11 x 9'2 (3.94m x 2.79m)

Good sized double bedroom with UPVC double glazed window to rear elevation. Fully skimmed walls and ceiling. Fitted carpet. Fitted radiator. Built in wardrobe. Communicating door opens through into;

Suite Bathroom Two

Three piece suite in white comprising quadrant shower cubicle with integrated chrome shower and shower head attachment. Low level dual flush WC. Pedestal wash hand basin. Fully tiled walls and floor. Skimmed ceiling with inset chrome spotlighting. Wall hung chrome heated towel rail. UPVC double glazed opaque window to side elevation.

Bedroom Three 10'8 x 10'11 (3.25m x 3.33m)

A third double bedroom currently in use as dressing room. UPVC double glazed window to rear elevation. Fully skimmed walls and ceilings. Fitted carpet. Range of built in fitted wardrobes.

Bedroom Four 11'9 x 9'5 (3.58m x 2.87m)

Fourth double bedroom used as a guest suite with UPVC double glazed window to front elevation. Skimmed walls and ceiling. Fitted carpet. Fitted radiator. Built in fitted wardrobe.

Bedroom Five

Currently in use as nursery with UPVC double glazed window to rear elevation. Skimmed walls and ceiling. Fitted carpet. Fitted radiator.

Bathroom Three 10'8 x 9'5 (3.25m x 2.87m)

Good sized family bathroom comprising four piece suite in white with panelled bath and chrome mixer tap. Wall hung wash hand basin with chrome mixer tap and underset vanity unit. Low level dual flush WC and oversized walk in shower cubicle with integrated rainfall shower and separate shower head fitment. Fully tiled walls. Contrasting tiled flooring. Skimmed ceiling with LED spotlighting. Oversized wall hung chrome heated towel rail. UPVC double glazed opaque window to side elevation. Airing cupboard housing hot water cylinder.

Outside

Detached Double Garage

An excellent sized double garage currently converted into a full gym. Gym flooring. Skimmed walls and ceiling. Mirrored wall.

Gardens & Grounds

Set back off the road by a shared access to only a few properties. Off road parking for plenty of vehicles leading up to garage. The rear has been landscaped wonderfully and laid mainly to lawn with a good sized patio terrace. Private via a Yorkshire boarded fence alongside raised beds with inset Laurel hedgerows. Chrome lighting spans the perimeter. Patio laid terrace great for al fresco dining. Wooden pitched roof pergola offers excellent entertaining space built of the rear of the garage, currently housing hot tub.

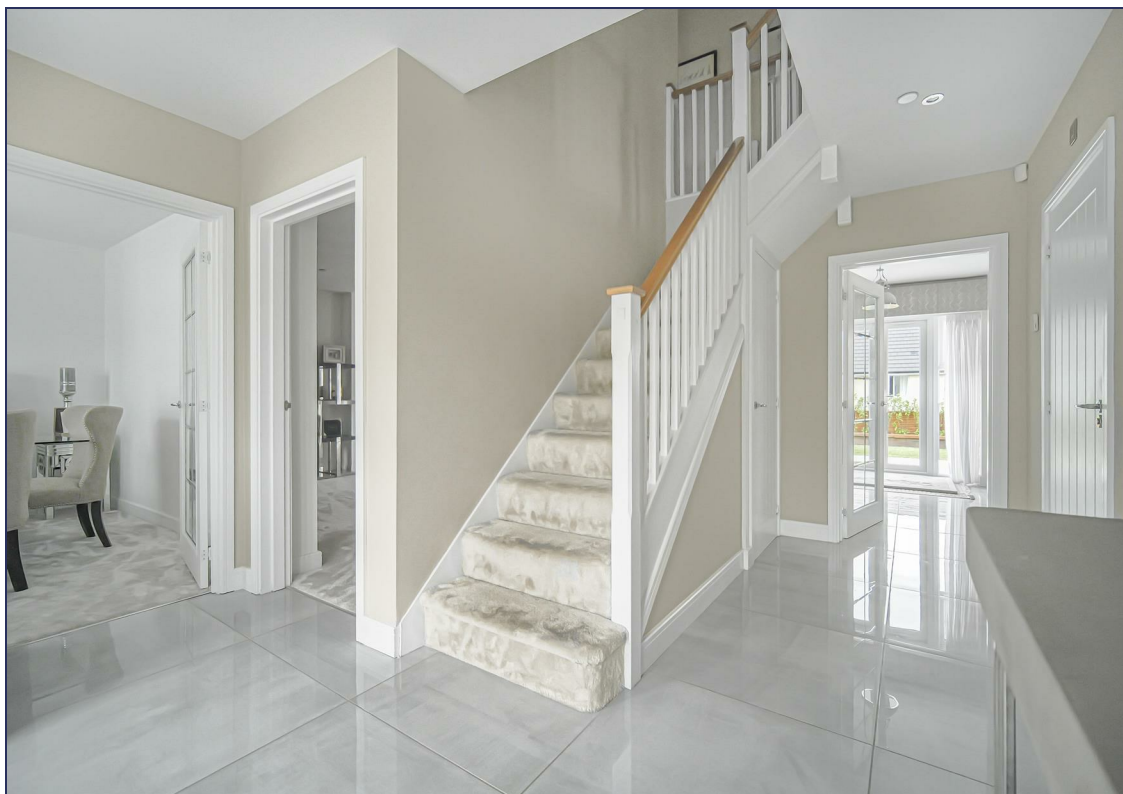
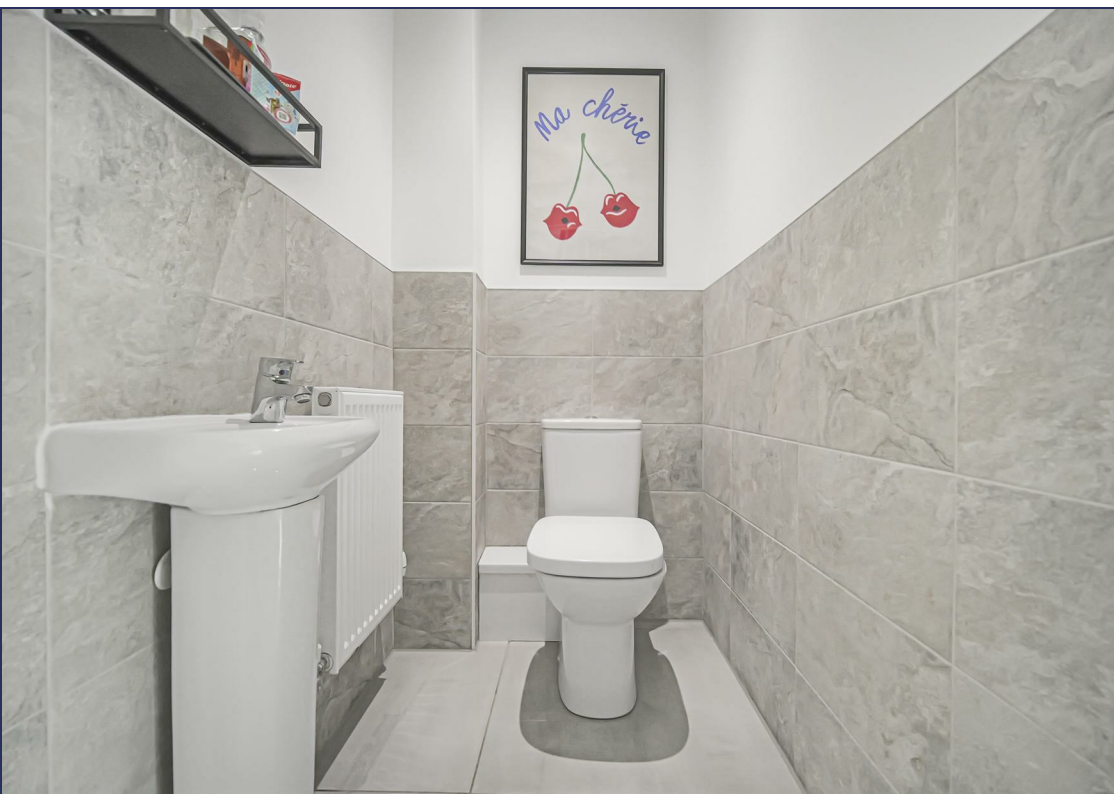
Services

The property is serviced by mains gas, electric, water and drainage.

Directions

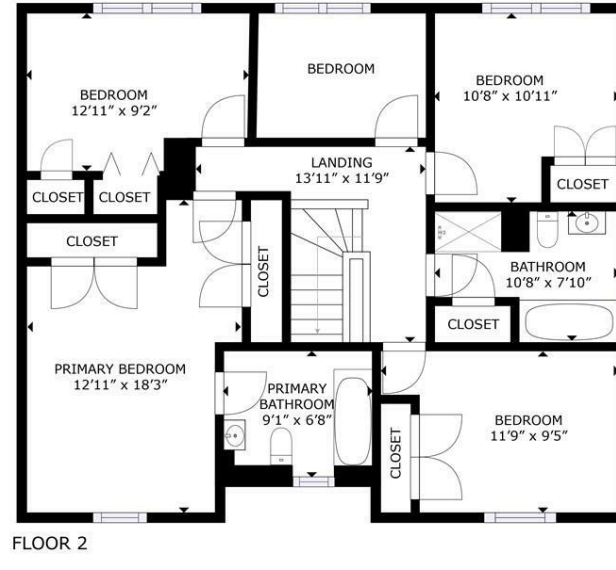
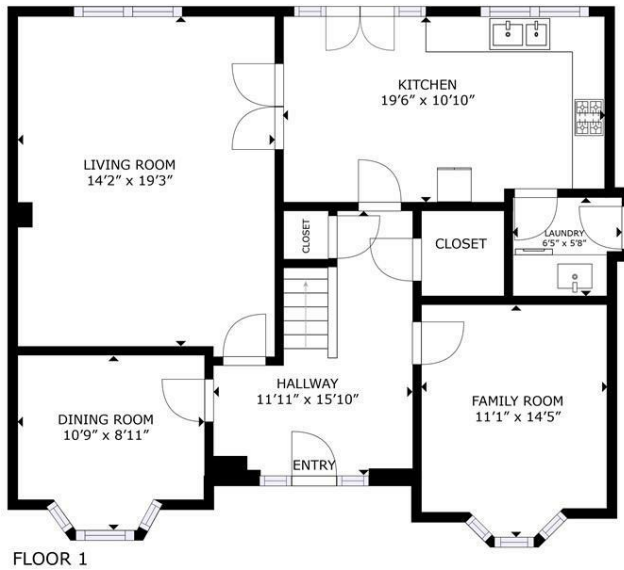
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GROSS INTERNAL AREA
 FLOOR 1: 1,049 sq. ft. FLOOR 2: 1,062 sq. ft.
 TOTAL: 2,111 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	86	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		EU Directive 2002/91/EC	
England & Wales			

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			
Not environmentally friendly - higher CO ₂ emissions		EU Directive 2002/91/EC	
England & Wales			

