

34 Druids Green

Cowbridge, CF71 7BP

Offers Over £295,000

HARRIS & BIRT

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An extended three/four bedroom, well presented, spacious family home situated in the centre of Cowbridge within a highly convenient location, just a short walk from Cowbridge Town Centre and schooling for all ages. Attractive mid-terraced property with a rear single extension creating a shower room and adaptable sitting room/bedroom space. Accommodation throughout comprises entrance porch, living room, open plan kitchen/dining room, utility area, shower room and bedroom four/sitting room to ground floor. Stairs lead up to three bedrooms and family bathroom. Attractive gardens to front and rear with allocated parking and single garage.

Druids Green is just a few minutes walk away from the town centre and it's excellent facilities. These include schooling of excellent reputation for all ages, a wide range of shops both national and local, extensive sporting and recreational facilities including leisure centre, library, health centre etc.

- Extended Three/Four Bedroom Home
- Walking Distance to Town Centre
- Allocated Parking & Garage
- Open Plan Kitchen/Dining Room
- EPC Rating: C
- Mid-Terraced Property Situated in Convenient Location
- Well Presented and Maintained Throughout
- Lawned Front Garden & Courtyard Garden to Rear
- Adaptable Accommodation

Accommodation

Ground Floor

Entrance Porch 5'8 x 4'0 (1.73m x 1.22m)
Entered via UPVC double glazed front door with opaque vision panel into entrance hall. Papered walls and skimmed ceiling. Pendant ceiling light. Radiator. Wood effect flooring. Part glazed door opens through into;

Living Room 17'4 x 12'6 (5.28m x 3.81m)
UPVC double glazed picture window to front. Papered walls. Skimmed ceiling with LED spotlights. Continuation of wood effect flooring. Straight carpeted staircase leads up to first floor landing. Understairs storage cupboard. Radiator.

Kitchen/Dining Room 17'4 x 11'2 (5.28m x 3.40m)
Range of wall and base units set under and over a stone effect work surface with matching splashbacks. Features include; integrated electric double oven with grill, four ring gas hob with extractor fan over, integrated fridge freezer behind matching decor panel, 1.5 bowl sink and drainer with waterfall mixer tap and integrated dishwasher behind matching decor panel. Space for table and chairs. Wood effect flooring. Skimmed walls and ceiling. LED spotlights. UPVC double glazed hatch window to rear elevation.

Utility/Rear Hall 7'9 x 11'8 (2.36m x 3.56m)
Space and plumbing for washing machine and tumble dryer. Continuation of flooring from kitchen/dining room. Skimmed walls and ceilings. UPVC double glazed pedestrian door to rear garden. Plenty of natural light via UPVC double glazed panels in pitched ceiling. Radiator.

Bedroom Four/Sitting Room 7'5 x 9'10 (2.26m x 3.00m)
Currently in use a bedroom four but could be used as office or snug. UPVC double glazed panels into pitched ceiling. Views overlooking the rear garden and park beyond. Skimmed walls and ceiling. Further skimmed ceiling with LED spotlights. Carpet flooring. UPVC double glazed window to rear elevation.

Bathroom One 4'7 x 6'0 (1.40m x 1.83m)
Three piece suite in white comprising; walk in shower cubicle with a Triton electric shower, dual flush WC and wall hung wash hand basin with vanity unit under. Fully tiled walls and floor. Skimmed ceiling with LED spotlights. Radiator. UPVC double glazed opaque window to rear.

First Floor

Landing 6'1 x 10'3 (1.85m x 3.12m)
Accessed via straight carpeted staircase from living room onto open staircase. Papered walls and skimmed ceiling. LED spotlights. Doors to all first floor rooms. Storage cupboard housing Baxi gas fired combination boiler. Access to loft via hatch.

Bedroom One 11'0 x 11'10 (3.35m x 3.61m)
Double bedroom with UPVC double glazed window to rear elevation. Skimmed walls and textured ceiling. Pendant ceiling light. Carpet flooring. Radiator.

Bedroom Two 11'0 x 11'7 (3.35m x 3.53m)
A further double bedroom with UPVC double glazed window to front elevation. UPVC double glazed window to front elevation. Papered walls. Coved and textured ceiling. Pendant ceiling light. Carpet flooring. Radiator.

Bedroom Three 6'9 x 7'4 (2.06m x 2.24m)
UPVC double glazed window to front elevation. Papered walls and textured ceiling. Carpet flooring. Pendant ceiling light. Radiator.

Bathroom Two 6'1 x 5'7 (1.85m x 1.70m)
Three piece suite in white comprising; panelled bath with mixer tap with shower attachment over, low level dual flush WC and wall hung wash hand basin with vanity unit under. Wood effect flooring. UPVC double glazed opaque window to rear. Radiator. Skimmed ceiling with pendant ceiling light.

Outside

Garage
Garage en bloc. Up and over garage door. Excellent storage facility.

Gardens
To the front of the property is a lawned garden with mature shrubbery and tree specimens. Paved path leading to front door. To the rear is a paved courtyard boarded by closes boarded fencing. rear. gated access. Allocated parking space.

Tenure & Services
Mains services throughout. Freehold.

Directions
From our Cowbridge office, walk along the High Street and onto Eastgate. Take the first left onto Druids Green and follow the road as it bears left.. Turn right into the cul-de-sac where No. 34 will be found straight in front of you at the head of the cul-de-sac.














habitat















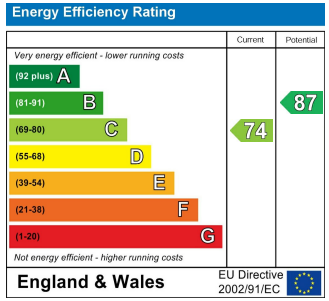
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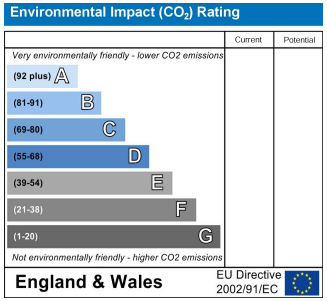
GROSS INTERNAL AREA
FLOOR 1: 618 sq. ft, FLOOR 2: 414 sq. ft
TOTAL: 1,032 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport









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