



32 Geraints Way, Cowbridge, CF71 7AY

Price £395,000

BRINSONS & BIRT

67 High Street, Cowbridge, Vale of Glamorgan, CF71 7AF
T: 01446 771 777 E: cowbridge@brinsons.co.uk

Presenting a DETACHED FAMILY HOME within walking distance to COWBRIDGE town centre and within excellent SCHOOL CATCHMENT area for both primary and secondary education. Benefitting from stunning views, private parking, a garage and a recently improved kitchen the house is suitable for those searching for a convenient location or equally looking to up-size. The property sits in a GREAT PLOT at the end of the close without any passing traffic, maintaining a quiet and tranquil lifestyle within close proximity to Cowbridge high street.

A detached family home within walking distance of the town centre and its associated amenities together with the local primary schools. Enjoying stunning views and well maintained gardens the property is within Cowbridge Comprehensive catchment. The A48 to the north provides access to both Cardiff and Bridgend whilst Llantwit Major and the Wales Heritage Coast is to the south.



Accommodation

The spacious accommodation which benefits from gas fired central heating and UPVC double glazing briefly comprises of entrance hall, sitting room, cloakroom, kitchen, utility room and living room/dining room to ground floor. The first floor provides 4 bedrooms and bathroom/WC. The property is further complimented by well maintained terraced gardens with a driveway leading to a double length garage.

Entrance

Property is entered via UPVC double glazed casement door to porch.

Porch

Hardwood door to entrance hall. Tiling to floor.

Hall

Communicating doors off. Double panelled radiator. Stairs rise to first floor landing. Power point. First communicating door to;

Cloakroom 2.98 x 1.01 (9'9" x 3'4")

UPVC double glazed opaque window to side elevation. Tiling to floor. Panelled radiator. Suite comprising low flush WC and wall mounted wash hand basin with mixer tap over. Ceramic tiling to water sensitive areas.

Living Room/Dining Room 8.35 x 3.52 (27'5" x 11'7")

UPVC double glazed windows to front elevation. UPVC double glazed casement door to rear garden. Laminate to floor. Range of power points. Television point. Telephone point. Double panelled radiators. Exposed stone chimney breast with marble hearth and mantle over.

Sitting Room 3.98 x 3.06 (13'1" x 10'0")

UPVC double glazed window to front elevation. Double panelled radiators. Range of power points. Television point.

Kitchen 5.42 x 3.24 (17'9" x 10'8")

UPVC double glazed window to rear elevation. UPVC double glazed casement door to utility room. Laminate to floor. Range of base and eye level units with roll top work surfaces over. Double Belfast sink with mixer tap over. 6 burner gas hob with chimney style extractor hood over. Built in chest level electric grill and oven. Range of power points. Ceramic tiling to water sensitive areas. Wall mounted double radiator. Integrated dishwasher.

Utility Room 5.66 x 2.05 (18'7" x 6'9")

UPVC double glazed casement door to front. UPVC double glazed casement door to rear garden. Tiling to floor. Range of power points. Space suitable for large fridge/freezer. Space and plumbing suitable for free standing washing machine. Space and plumbing suitable for free standing tumble dryer. UPVC double glazed windows to side elevation.

First Floor Landing

Double panelled radiator. Power point. Communicating doors off.

Master Bedroom 4.04 x 3.52 (13'3" x 11'7")

UPVC double glazed window to rear elevation. Double panelled radiator. Range of power points. Television point. Telephone point. Built in wardrobes.

Bedroom Two 3.26 x 3.55 (10'8" x 11'8")

UPVC double glazed window to front elevation. Double panelled radiator. Range of power points. Television point.

Bedroom Three 4.01 x 3.24 (13'2" x 10'8")

UPVC double glazed window to front elevation. Double panelled radiator. Range of power points. Built in wardrobe.

Bedroom Four 3.76 x 2.91 (12'4" x 9'7")

UPVC double glazed window to rear elevation. Range of power points. Built in wardrobe.

Bathroom 2.84 x 2.23 (9'4" x 7'4")

UPVC double glazed opaque window to rear elevation. Double panelled radiator. Ceramic tiling to water sensitive areas. Suite comprises low flush WC, pedestal wash hand basin with mixer tap over, wood panelled bath with mains shower attachment and shower unit with electric power shower. Heated towel rail.

Outside

Garage 9.01m x 3.18m (29'7" x 10'5")

Manual up and over garage door. Range of power points. Water supply.

Front

The front of the property provides access to garage and provides private parking for one vehicle. Steps lead to the entrance with a metal handrail. Additional steps provide access to the garden through a wooden gate to the side of the property.

Rear

Laid to patio, lawn and chipped stone the rear garden is arranged with three terraces. The garden is bordered by high wooden fencing to the side and rear. Steps provide access to each terrace.

Services

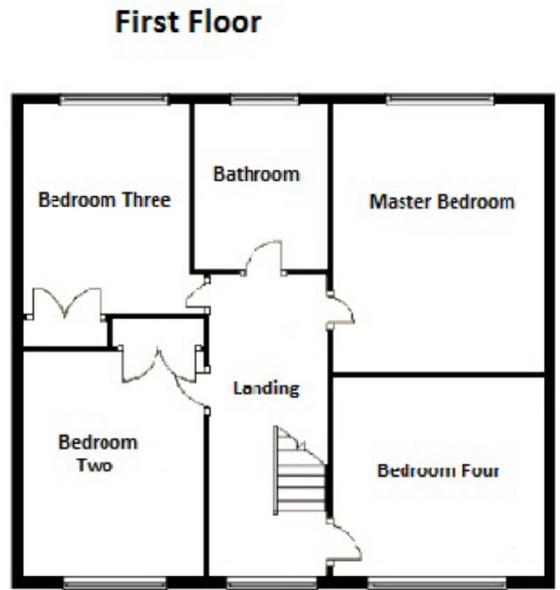
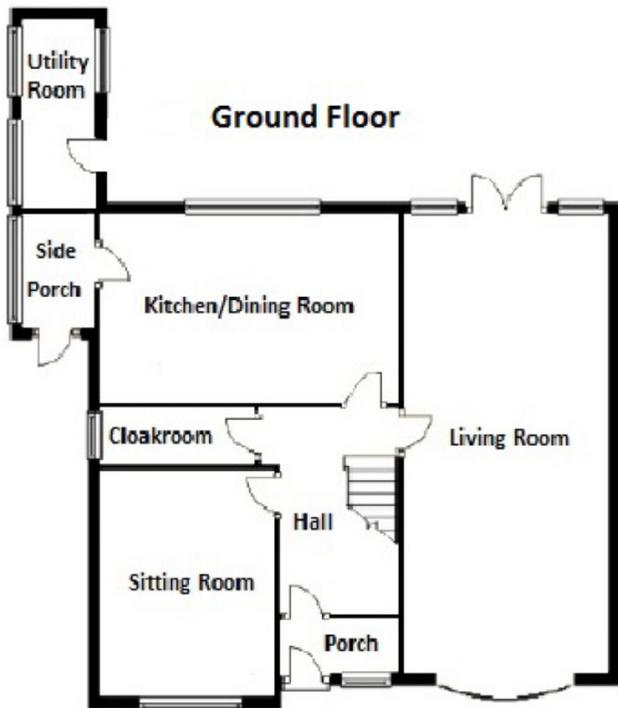
The property is serviced by mains water, electricity, gas and drainage, whilst offers UPVC double glazing throughout.

Directions

From our offices at 67 High Street in Cowbridge travel out of the town on the high street towards the A48 to Bridgend, as you pass a complex of apartments to the left you will see a left hand turning up Llantwit Major Road, come up the hill and take the next left at the top of the hill into Geraints Way. The property sits at the bottom of the street within the bottom of the cul-de-sac.







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		70	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	67
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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