



Cae Rex, Cowbridge, CF71 7JS

£545,000

BRINSONS & BIRT

67 High Street, Cowbridge, Vale of Glamorgan, CF71 7AF
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An individual detached property equally useable as a four or five bedroom house or as a bungalow with two bedrooms downstairs and three bedrooms upstairs. Recently stylishly refurbished, the present layout provides large open plan living room and dining room enjoying views over the very pretty south facing garden, well fitted kitchen, two double bedrooms and two luxury bathrooms one of which is en suite with the main bedroom which also enjoys the garden views. From the entrance hall a circular staircase leads up to a large landing of which are three bedrooms/living rooms. The property enjoys the benefit of mains gas fired central heating, double glazing and is extremely well presented. Outside there is plenty of driveway parking leading to the garage. The delightful mature back garden is well stocked and designed for ease of maintenance and with the adjoining properties also having good sized gardens there is plenty of feeling of space around.

Cae Rex has for many years been a popular location with an attractive mix of properties including bungalows. Tucked away with little traffic yet within easy walking distance of the town centre with its 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.

An attractive property in a quality location which will appeal to both the family buyer and those looking for a quality detached bungalow.



Accommodation

Ground Floor

Entrance Hall 17' x 6' in main (5.18m x 1.83m in main)

Double glazed timber storm doorway with glazed side screen. Herringbone pattern wood block floor. Picture rail. Floor to ceiling fitted cupboard. Grosvenor spiral staircase to first floor.

Living Room 17'9" x 11' (5.41m x 3.35m)

A particularly light room enjoying views over the rear garden via large glazed windows to floor level flanking glazed doorway out to the rear terrace and garden. Further part glazed doorway to side terrace. Picture rail. Herringbone pattern wood block floor. Two wall light points. Marble hearth to white painted fireplace. External blind.

Dining Room 11'3" x 8' (3.43m x 2.44m)

Open plan with the living room. Window to side terrace. Garden views via living room. Herringbone pattern wood block floor.

Kitchen

Comprehensively fitted with extensive range of matching wall and base units finished in white with light coloured granite work surfaces and tiling and lighting between wall and base units. Features include Neff hob with extractor set into glass hood over, built under Neff dishwasher with decor panel, built under Neff washing machine with decor panel, built in Neff fridge/freezer with decor panel, built in Neff oven and microwave finished in stainless steel and glass. Tall cupboard partly racked. Sink unit fitted with Brita water filter. Vaillant mains gas fired combi boiler. Picture window overlooking the front garden. Inset ceiling lighting. Extractor. Timber doorway to rear porch.

Rear Porch

Timber doorway to front garden and driveway. Open to rear.

Bedroom Hall

Leading off the entrance hall. Herringbone pattern wood block floor. Picture rail. Cloaks cupboard.

Master Suite Bedroom One 15' x 12' max (4.57m x 3.66m max)

Measurements include ensuite. Picture window overlooking rear garden. Two double floor to ceiling flush fitted wardrobes. Ensuite is:

Master Suite Bathroom One

Luxury modern suite in white comprising low level WC with concealed cistern, wash hand basin with pillar tap set into vanity unit with cupboards under, Daryl shower cubicle with extractor and light over. Walls and floor fully tiled. Inset ceiling lighting. Underfloor heating.

Bedroom Two 13'3" x 13'3" (4.04m x 4.04m)

Double glazed picture window overlooking the front garden. Shelved airing cupboard.

Bathroom Two 8' x 8' (2.44m x 2.44m)

Luxury modern suite in white comprising wall to wall vanity unit with range of cupboards under and incorporating wash hand basin and low level WC with concealed cistern. Oversized Daryl shower cubicle with extractor and lighting over and fitted Provex wall seat. Walls and floor fully tiled. Inset ceiling lighting. Two opaque double glazed windows. Wall mounted stainless steel radiator/towel rail.

First Floor

Landing 12'3" x 10'9" (3.73m x 3.28m)

Including circular stairwell around spiral staircase from entrance hall. Pitched ceiling. Access to under eaves storage.

Bedroom Three 12'6" x 10'6" (3.81m x 3.20m)

Pitched ceiling with velux windows to both front and rear and further window to side. Access to under eaves storage space.

Bedroom Four 12'9" x 8'6" max (3.89m x 2.59m max)

Big picture window overlooking front garden. Flush fitted cupboards.

Bedroom Five/Study 10'3" x 10' max (3.12m x 3.05m max)

Big picture window overlooking the rear garden.

Outside

Low brick wall to front. Driveway laid to stone sets provides parking space for several cars and leads to the garage (16' x 8') with up and over doorway and electric light and power. Front garden is laid to lawn with flower and shrub borders and stone set pathway leading to the front door. Doorway to side porch which leads to the side terrace which is paved and measures about 20' 18' and 9'9. Part stone wall. Access via the rear porch/kitchen door. Outside WC attached to the back of the garage. Adjoining the side terrace is the rear terrace (about 20' x 9') also paved and with access directly from the living room. Large rear garden laid principally to lawn with fence and shrubbery borders. Features include mature silver birch and a fine selection of shrubs and trees including copper beech, bay tree etc. Tucked away behind the main shrubbery border is a further area of garden with a timber greenhouse (13' x 7') on a solid base and useful timber garden shed.

Services

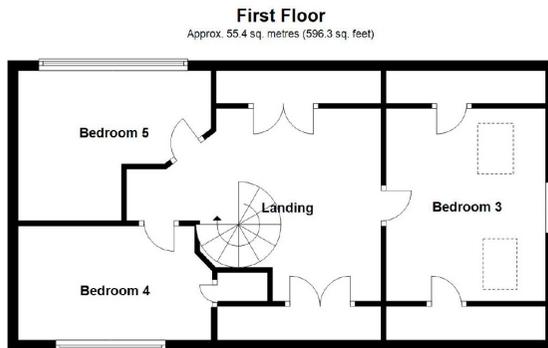
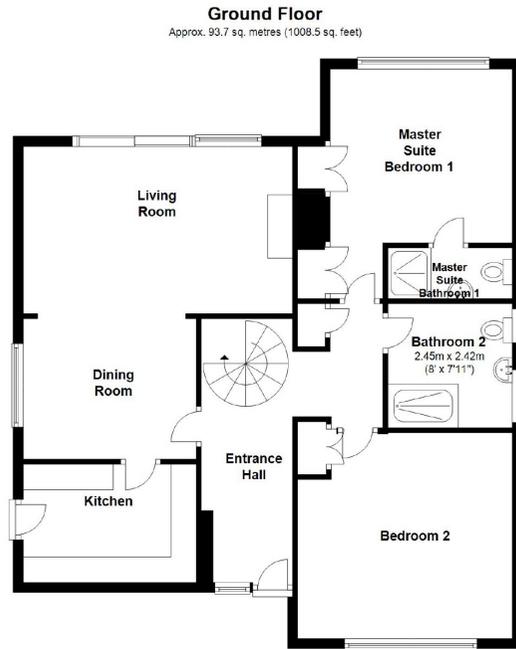
Mains water, gas, electricity and drainage. Central heating by mains gas. Double glazed.

Directions

From our offices at 67 High Street, Cowbridge turn left and first right through the town arch and into Town Mill Road. At the end turn left across the river and up the hill to the T junction and turn left. First left into Cae Rex and number 10 is about halfway down on your right hand side with a Brinsons & Birt board outside.







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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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		63	78
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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		55	73
EU Directive 2002/91/EC			

England & Wales

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