



9 Court Close, Aberthin,  
Nr Cowbridge, Vale of Glamorgan, CF71 7EH

Watts  
& Morgan



# 9 Court Close, Aberthin,

Nr Cowbridge, Vale of Glamorgan, CF71 7EH

Guide price: £650,000    Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A stunning, wonderfully modernised family home within yards of the centre of this popular village in easy reach of Cowbridge Comprehensive School, the town and all its shops and services. Spacious, well-presented accommodation includes hallway, ground floor cloakroom/shower room, living room open-plan to adjoining dining area, breakfast room and kitchen. Also ground floor study/playroom. To the first floor: four double bedrooms, the two largest enjoying a southerly aspect looking out onto Stalling Down and all sharing use of a stylish contemporary bathroom with bath and separate shower. Ample space for a number of cars to park; enclosed landscaped garden to the rear including pergola-covered patio, level playing area and larger lawn.



## Directions

Cowbridge Town Centre – 1 miles

Cardiff City Centre – 12.9 miles

M4 J34, Miskin – 6.1 miles

Your local office: Cowbridge

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## Summary of Accommodation

### Title Here

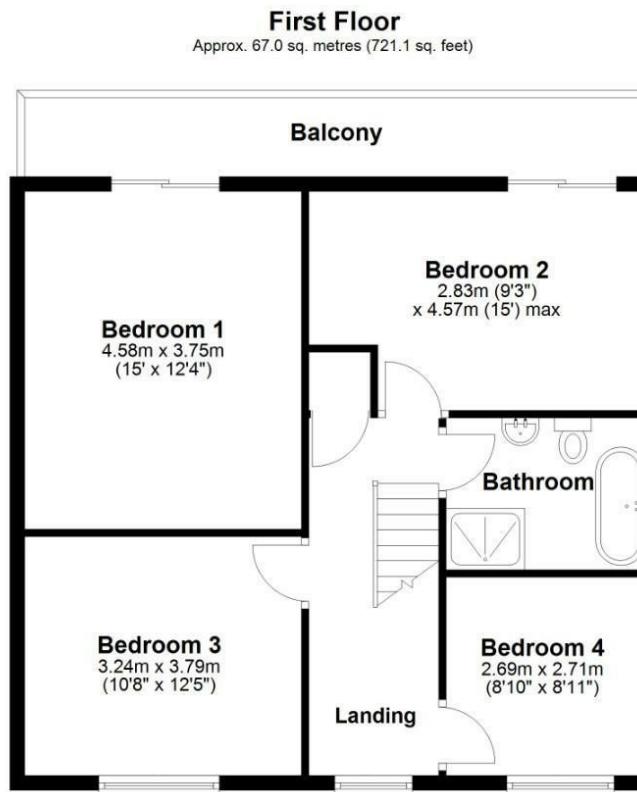
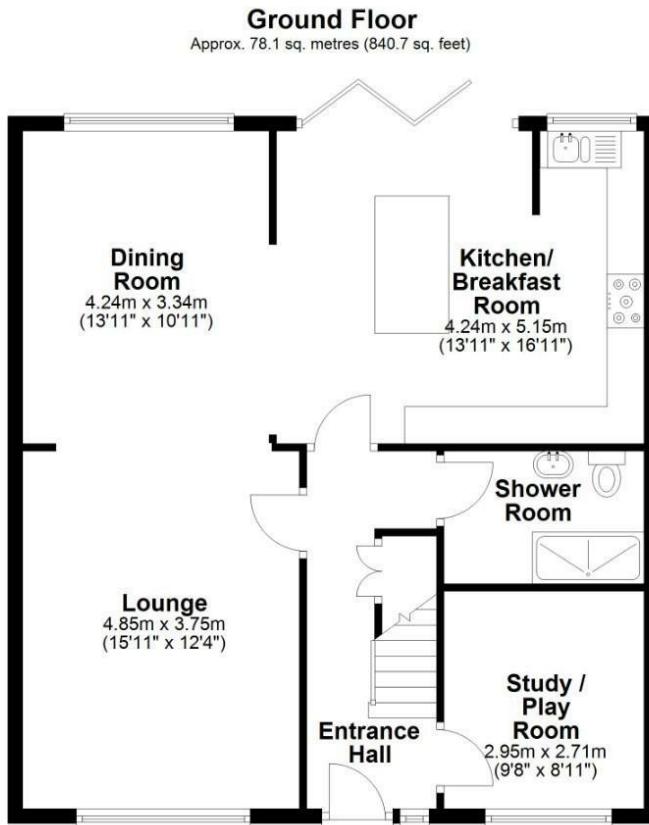
No. 9 Court Close is a superb, detached family home set within a well-proportioned plot and significantly modernised in more recent years. From a covered porch, a central entrance hallway has wooden flooring extending throughout the ground floor with underfloor heating beneath. A staircase, with bespoke, handcrafted storage beneath leads to the first floor while doors lead into the study and to the kitchen, living, dining room off which further accommodation is located. Looking to the front of the property is a great sized family lounge with broad picture window looking over the front garden. An open square arch connects from this lounge to the dining area which, in turn, has another picture window over-looking the rear garden onto Stalling Down to the distance. The dining area is open, in turn, to a breakfast area from which bi-fold doors open to the rear garden and beyond which is a modern kitchen. The kitchen itself includes a great range of units with appliances where fitted, to remain including; 'Belling' range cooker, fully integrated dishwasher and washing machine. American style fridge/freezer is available by separate negotiation. Adjacent to the kitchen is a matching island unit with breakfast bar seating surrounding. Bi-folding doors lead to the rear garden. Accessible from the hallway is a great modern shower room/WC including walk-in shower cubicle.

To the first floor the central landing area has doors leading all four double bedrooms and to the family bathroom. An additional door opens into a neat storage cupboard. The largest two bedrooms both look to the rear of the property both having access to a balcony from which to enjoy the southerly views onto Stalling Down. The largest bedroom is a great double with a bank of fitted wardrobes running to one wall. All these bedrooms share use of a particularly stylish family bathroom with contemporary bath and separate shower cubicle.

### Additional information

Freehold. All mains services connect to the property. Gas-fired 'combi' central heating; underfloor heating throughout the ground floor. Air conditioning units to three bedrooms & EV charging point (all to remain). Council tax: Band G

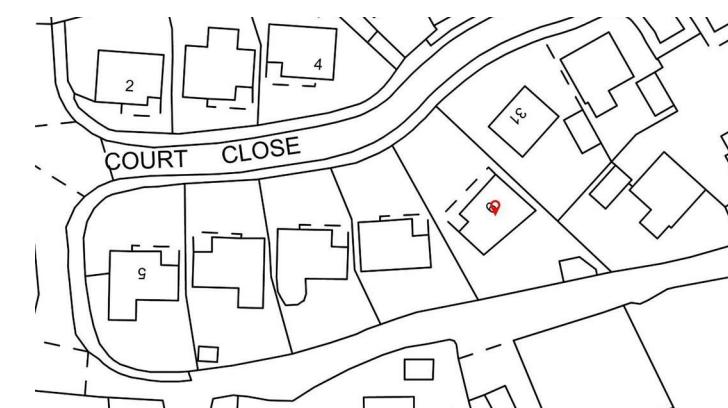




Total area: approx. 145.1 sq. metres (1561.8 sq. feet)

## Garden & Grounds

Accessed from Court Close, a drop-down kerb leads onto an especially sizable off-road parking area and lawn fronting the garden. There is ample room for at least 5 cars to park. A porchway opens, in turn, into a covered carport fronting the garage. The garage (approx. max 5.9m x 2.9m) is accessed via an up and over door and provides a large additional storage area. A gated entrance, to one side, leads through to the rear garden. Rear garden enjoys a southerly aspect and is enclosed by fencing/hedging. A paved area is accessed from the breakfast room with a path running through the lawn and leading to a paved patio area with pergola covered adjoining the rear boundary fence. At a slightly lower tier is a level astro turf play area and beyond which is a larger area of lawn.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales		EU Directive 2002/91/EC



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