



26 Clisson Close  
Cowbridge, Vale of Glamorgan, CF71 7FP

Watts  
& Morgan







# 26 Clisson Close

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## Guide Price £585,000 Freehold

4 Bedrooms | 3 Bathrooms | 2 Reception Rooms

This modern family home in Clare Garden Village offers contemporary living in one of the Vale's most sought-after locations, within easy reach of Cowbridge's excellent schools, shops, cafés, and leisure facilities. With four double bedrooms, landscaped gardens, a garage, driveway parking, and the added benefit of no onward chain, this property represents an exceptional opportunity to secure a stylish home in a thriving and well-connected community.



### Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 14.0 miles

M4 Motorway Pontyclun – 5.8 miles

Your local office: Cowbridge

T: 01446 773500

E: [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)







## Summary of Accommodation

### About The Property

Situated within the sought-after Clare Garden Village in Cowbridge, this beautifully presented modern home is offered to the market with no onward chain. The property combines stylish interiors with practical family living in a desirable location.

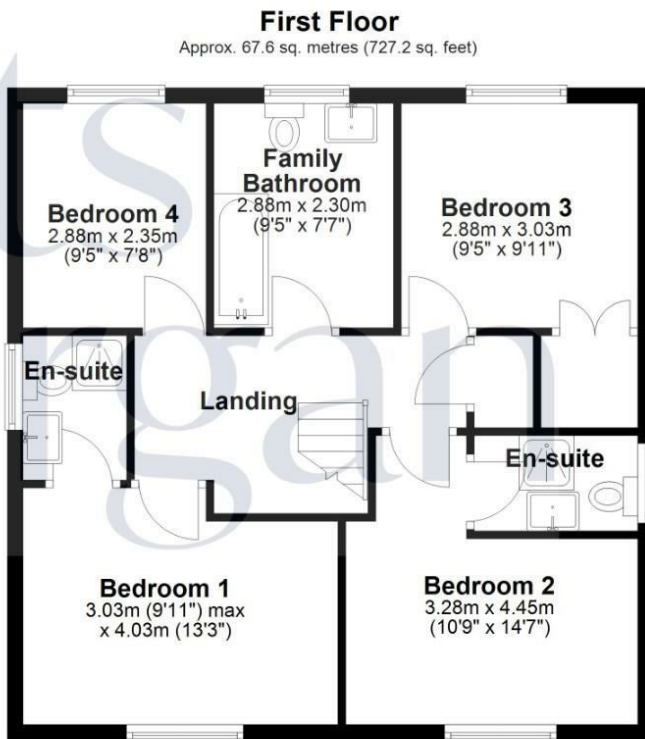
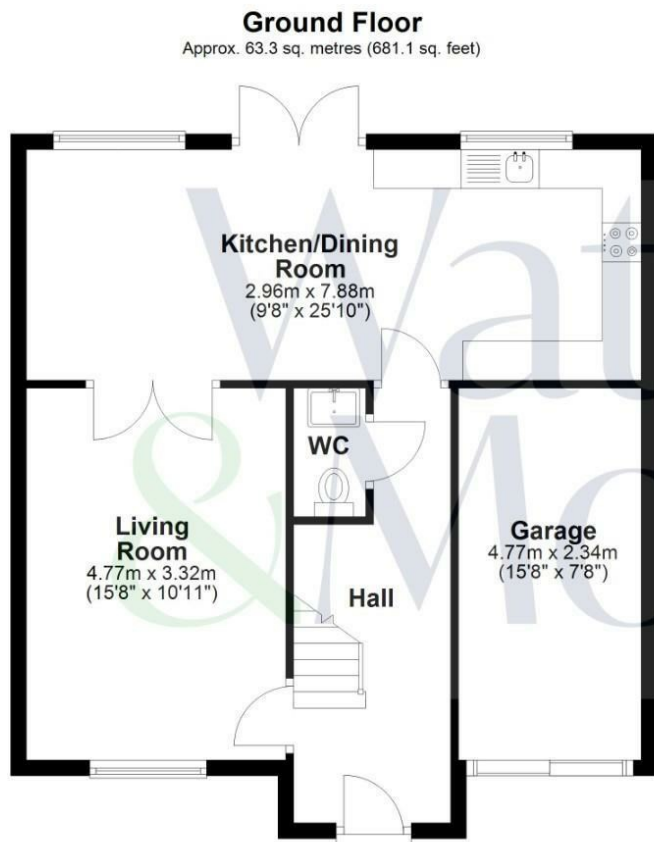
The ground floor features a large living room with elegant solid oak parquet flooring laid in herringbone and glass-panelled internal doors (with the exception of the WC). Bespoke shutters are fitted to all rooms on the ground floor, complemented by French doors opening into the kitchen and dining space. The kitchen/dining room continues the herringbone flooring and shutters, with French doors leading directly onto the rear garden. The kitchen itself is fitted with sleek white cabinetry, wood-effect worktops, and a full suite of quality integrated AEG appliances including a fridge freezer, dishwasher, double oven, and gas hob. A convenient downstairs WC completes the ground floor.

Upstairs, there are four double bedrooms, two of which benefit from tastefully decorated en suite shower rooms. Shutters are fitted to all front-facing rooms, while the rear-facing rooms are furnished with blinds. The remaining bedrooms are served by a stylish three-piece family bathroom.

### Additional Information

Freehold. All Mains Connected. Council Tax Band... No Onward Chain.





Total area: approx. 130.8 sq. metres (1408.3 sq. feet)

## Garden & Grounds

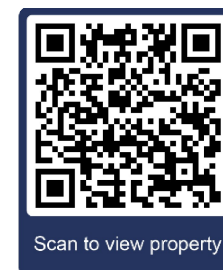
The rear garden is south-facing, entirely private to the south, and currently adjoins open ground that does not overlook the property. It has been thoughtfully landscaped, offering a mix of lawn, flourishing flower beds, a patio, and a decking area ideal for alfresco dining. The garden further benefits from multiple outdoor power sockets, an overhead floodlight, a small water feature, and an automatic watering system serving all flower beds.

The front garden has been levelled and landscaped for low-maintenance appeal, using Scotch cobbles and Welsh slate laid on fabric to create a clean and contemporary appearance.

The property also benefits from an attached large garage and a driveway with parking for two vehicles.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





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