



46 Dunraven Close, Cowbridge,
Vale Of Glamorgan, CF71 7FG

Watts
& Morgan



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Guide Price £395,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Room

A spacious, three double bedroom detached family home located in the ever popular Clare Garden Village Development in Cowbridge.

Within walking distance of the High Street and schooling. A Taylor Wimpey 'Easedale' design built in 2019.

Over 900 sq ft of accommodation includes: generous lounge, open-plan kitchen/dining with doors to patio and hallway with WC.

First floor with three double bedrooms, en suite shower room and 3-piece family bathroom.

Fully landscaped front and rear gardens with bespoke timber cabin, and driveway parking for two vehicles.

EPC Rating: B.

Directions

Cowbridge Town Centre – 0.5 miles

Cardiff City Centre – 23.4 miles

M4 Motorway – 8.7 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

Neatly positioned in the centre of this popular Taylor Wimpey development within Cowbridge, this 'Easedale' design at Clare Garden Village presents three double bedrooms, large open plan kitchen/diner and a separate lounge. Ideal for a growing family with reputable schooling a short stroll away, or those wanting to downsize to be close to the amenities of Cowbridge.

The welcoming hallway has a carpeted staircase leading to the first floor with downstairs 2-piece WC. There is a useful cloaks closet and glazed doors open to the living accommodation which has been fitted with quality oak flooring.

Located to the front of the property is the generous lounge with three windows letting in ample natural light to this main reception space.

Spanning the width of the property to the rear lies the open-plan kitchen/dining room. The kitchen has been fitted with a range of white wall and base units with complementary marble-effect surfaces. A range of 'AEG' integral appliances to remain include; 4-ring gas hob with stainless steel splashback, extractor hood and oven with grill. There are freestanding appliances which could remain to include; 'Miele' washing machine, tumble drier and dishwasher. One cupboard houses the 'Ideal' gas combi boiler. The dining area is fitted with a bespoke bench with storage beneath; French doors lead out onto the patio area.

To the first floor, a loft hatch gives access to the loft space and doors lead to all three double bedrooms and family bathroom. The principal bedroom has views across to Penllyn Castle and also has the benefit of its own en suite shower room.



ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired central heating. Council Tax Band F. Estate management fees TBC.

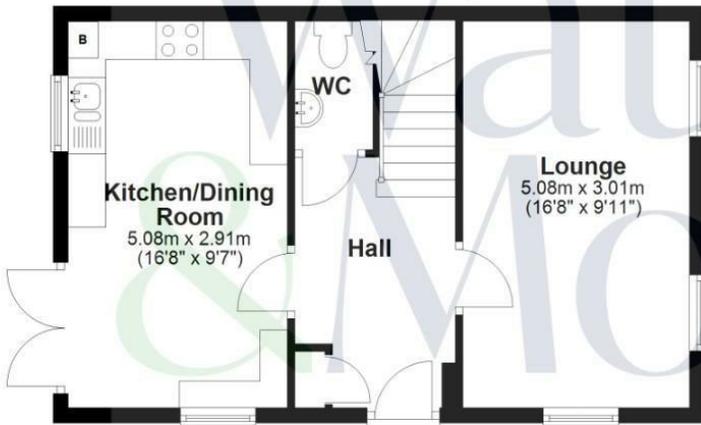
GARDENS AND GROUNDS

46 Dunraven Close is neatly tucked into the Clare Garden Village development occupying a central position, with a part enclosed planted frontage offering an astro-lawn and a side gate leads to the rear of the property. The front garden has beautiful evergreen borders planted with Hydrangeas and mature lavender. The driveway provides parking for two vehicles with EV charging point, and there is also a good sized timber bike shed to remain.

To the rear of the property is a fully landscaped south-facing garden with patio area which is ideal for al-fresco dining, and is accessed directly from the kitchen/dining room. The rest of the garden is laid to lawn with chipping borders and leads to a raised deck with LED lighting. The garden enjoys a sunny, sheltered position with a good degree of privacy. Additionally there is a large timber bespoke cabin to stay which is currently used for storage but is ideal for a children's den / summer house. Also there is full power and water supply to the side of the garden.

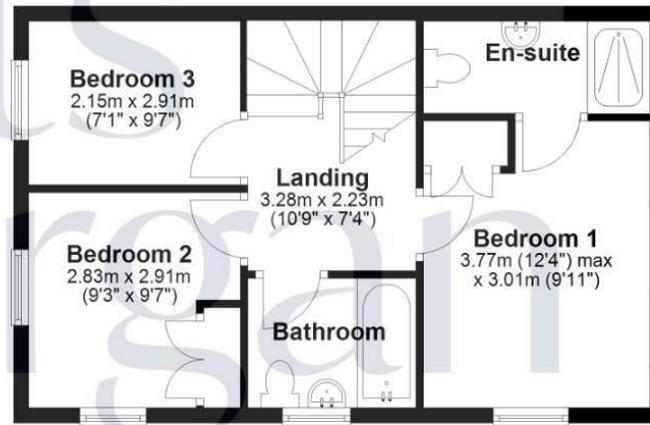
Ground Floor

Approx. 42.3 sq. metres (455.0 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.4 sq. feet)



Total area: approx. 84.6 sq. metres (910.4 sq. feet)

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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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