



41 Druids Green
Cowbridge, Vale of Glamorgan, CF71 7BP

Watts
& Morgan



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Guide price: £299,950 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A modern, mid-link property with a north-westerly facing garden to the rear and located in a wonderfully convenient spot close to Cowbridge Town Centre. Entrance hallway, cloakroom, living room and kitchen/diner running the width of the property opening to conservatory with garden beyond. To the first floor: 3 bedrooms, 2 of which are doubles, all sharing use of a family bathroom with shower over bath. Lawned garden to the front, enclosed garden to rear. Garage.



Directions

Cardiff City Centre – 12.6 miles

M4 J35 Pencoed – 6.7 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

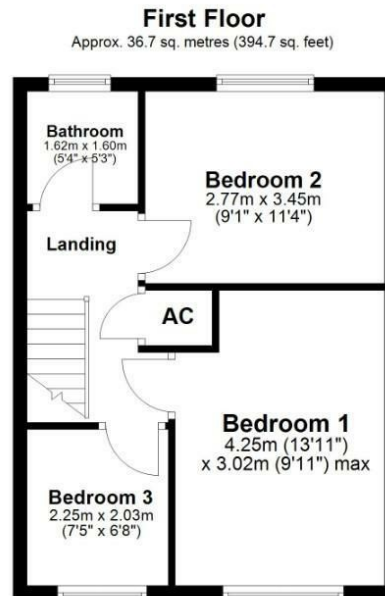
No. 41 Druids Green is a modern, mid-link property understood to have been built in the mid-1970s. It has been very well cared for since and is ideal as a first time buy, as a retirement home or as a buy to let investment. From the cul-de-sac fronting the property, a path runs through the lawned garden to the principal entrance doorway. This hallway has a WC/cloakroom to one side and a door opening into the living room. The family living space has a window to the front elevation and staircase leading to the first floor with a door opening into the kitchen/diner. It is understood there are double doors still in situ leading from this living room into the dining area (doors currently concealed behind bookshelves). The living room has, as a focal feature, a gas fire recessed within a painted brick chimney breast. The kitchen/dining space runs the width of the property and looks over the rear garden; a door opens to the same. To one side, there are a number of units with space remaining for freestanding gas oven and hob; plumbing for a washing machine; and room for a tall fridge/freezer. The kitchen is open-plan to the dining area from which there are double doors leading to the lounge (concealed behind bookcases); an open square arch links to the conservatory. The conservatory enjoys a very pleasant aspect, with a westerly aspect looking out over, and opening onto, the rear garden.

To the first floor the landing area has doors leading to all three bedrooms and to the family bathroom. The largest double bedroom looks to the front elevation, a second double overlooks the rear garden while the third bedroom/study looks to the front elevation. These bedrooms all share use of a traditionally styled family bathroom suite with shower over bath.



Additional information

Freehold. All mains services connect to the property. Gas-fired 'combi' central heating (new boiler 2023). Council tax: Band D



Total area: approx. 83.2 sq. metres (895.6 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Garden & Grounds

Fronting the property is a lawned garden separated from the pavement frontage by stone walling. A path runs through the lawn to the principal entrance doorway. To the rear of the property is an enclosed and sheltered garden space enjoying a sunny north-westerly aspect. It is overlooked by, and accessed from, the conservatory and the kitchen, and includes a gravelled area and a lawn with a central path running the length of the garden. A gated entrance leads to the rear lane from which there is access into the garage. The semi-detached garage (approx. max. 5m x 2.55m) is accessed via and up and over door.



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		
	68	83
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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