



Hoggan House, Townmill Road
Cowbridge, CF71 7BE

Watts
& Morgan



Hoggan House, Townmill Road

Cowbridge CF71 7BE

Guide Price £799,950 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

An extremely well positioned family home, conveniently located a level walk from Cowbridge Town and its shops, schools and facilities. The modern accommodation is “move in” ready and includes: hallway, kitchen/breakfast room, dining room, family lounge and second sitting room/study. Also ground floor WC. To the first floor: 4 bedrooms, the largest 3 all being doubles with their own fitted wardrobe and the fourth being a generous single. Family bathroom with shower over bath. Ample driveway parking. Detached garage. Enclosed and sheltered southerly facing low maintenance garden to the rear.

Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 17.0 miles

M4 Motorway – 12.0 miles

Your local office: Cowbridge

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Summary of Accommodation

About The Property

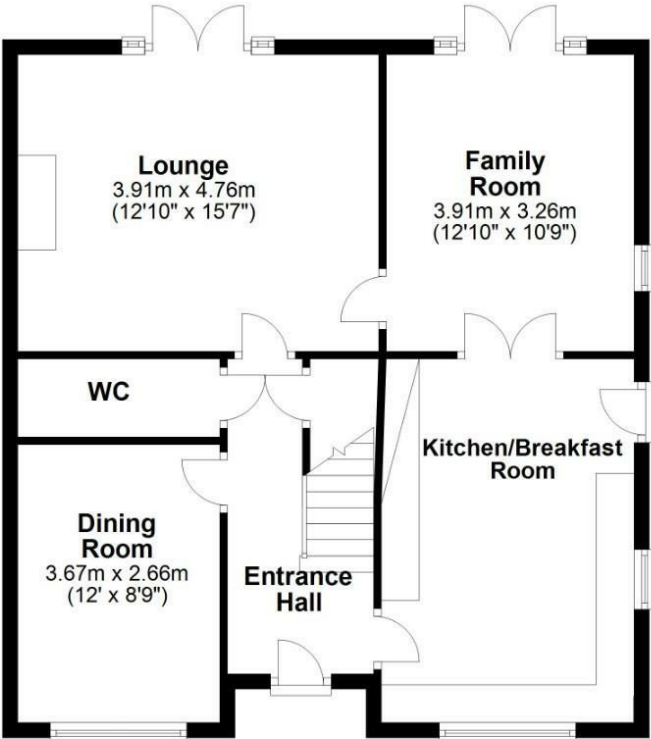
Built in around 2013, Hoggan House is a great modern home in a wonderful location, conveniently close to - and a level walk from - Cowbridge Town Centre and its shops, schools and amenities. As such these properties are exceedingly popular. The accommodation is spacious and in particular, it benefits from a southerly facing garden to the rear. Entrance porch leads into a central ground floor hallway from which doors lead to the kitchen, to the lounge and to the study while a staircase leads to the first floor. One additional door opens into a ground floor WC. Kitchen, looks to the front of the property and has a second window to the side driveway elevation. A door from the same kitchen leads to the drive. It includes a great run of fitted units with granite work surfaces and appliances, where fitted, to remain include 5-burner gas hob, double oven, microwave and fully integrated fridge, freezer, dishwasher and washing machine. There remains ample room to the heart of the kitchen for a dining table while double doors into a dining room to the rear of the property. Both the interconnecting dining room and the family lounge are to the rear of the property and both have double, French doors leading into the rear garden. Both enjoy a southerly aspect looking over the same. A highly useful additional reception room – currently used as a home study – looks to the front elevation.



To the first floor the landing area has doors leading to all 4 bedrooms and to the family bathroom with its shower over bath. The principal bedroom looks to the front elevation and is a generous double with fitted wardrobes and its own contemporary en-suite shower room. Bedrooms 2 and 3 look to the front and rear elevations respectively and both have fitted wardrobes. These are both generous double bedrooms. Bedroom 4 overlooks the rear garden and is a good sized single

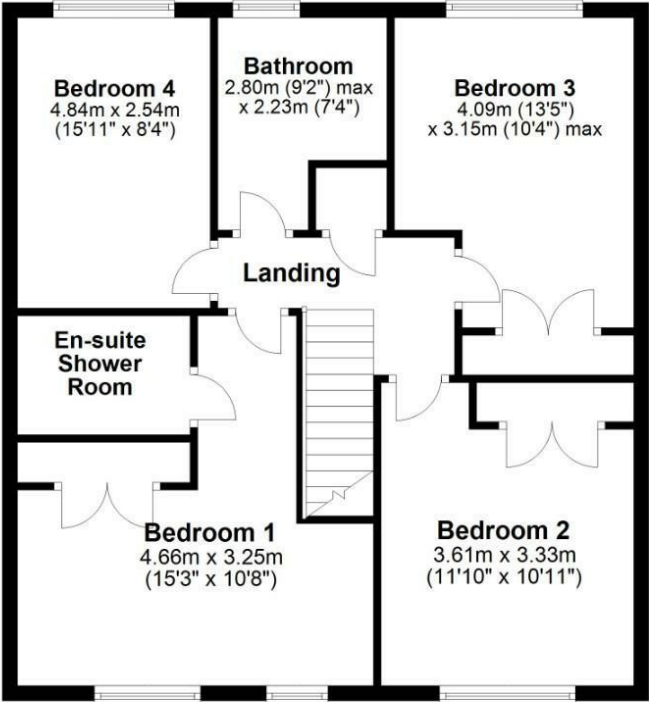
Ground Floor

Approx. 69.4 sq. metres (746.6 sq. feet)



First Floor

Approx. 73.8 sq. metres (794.9 sq. feet)



Total area: approx. 143.2 sq. metres (1541.5 sq. feet)

Garden & Grounds

A gated entrance leads from Townmill Road through a forecourt garden to the entrance porch and principal doorway. To the rear of the property is a south facing garden, there being a paved patio space accessed via French doors from both the lounge and the dining room leading, in turn, to a larger, level "astroturf" lawn. To the western side of the property is a long, tarmac-topped driveway with parking for 2 to 3 cars. It runs to a detached garage (approx. max 6m x 3m) entered via an up and over door. It has power connected and eaves storage; a pedestrian door opens from the garage into the garden. Beyond the garage is a neat paved storage area with timber store shed to remain.

Additional Information

Freehold. All mains services connect to the property. Gas-fired central heating. Metered water supply. Council tax: Band G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	80	
(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	



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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