



1 Thomas Clarke Road, Cowbridge,
Vale Of Glamorgan, CF71 7FT

Watts
& Morgan



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Guide Price £729,950 Freehold

5 Bedrooms | 3 Bathrooms | 3 Reception Rooms

An immaculately presented, substantial five bedroom detached bay-fronted property in Cowbridge. Located in the popular Clare Garden Village Development, within walking distance to the High Street. Accommodation over 2,000 sq.ft to include; entrance hallway, cloakroom/WC, lounge with French doors and also connects to the kitchen/breakfast room. Plus a utility room, snug/home office and separate dining room. First floor leads to five bedrooms, two en-suites and a luxurious 4-piece family bathroom. Externally enjoying superbly landscaped front and rear low maintenance gardens, ample driveway parking and a detached double garage with entertainment room/gym. Viewing highly recommended to appreciate this superb family home which has been finished to the highest specification.

EPC Rating; 'B'.

Directions

Cowbridge Town Centre – 1.3 miles

Cardiff City Centre – 17.1 miles

M4 Motorway – 5.5 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

Neatly positioned within this popular residential development in Cowbridge over-looking greenery, sits 1 Thomas Clarke Road in the Second Phase of the Taylor Wimpey development.

A canopied door leads through into the entrance hallway with a carpeted staircase leading to the first floor with useful understairs storage cupboard. This large entrance space has quality fitted high gloss tiled flooring with underfloor heating and has a 2-piece cloakroom/WC with all doors leading off to the living accommodation.

The lounge is a delightful reception room to the rear of the property with French doors leading out to the rear patio, and also connects to the adjacent kitchen-breakfast room, which is great for entertaining to open up the main living space. The central feature to the lounge is the bespoke chimney breast with inset remote controlled contemporary electric fire.

Adjacent to the lounge is a snug/home office fitted with solid wood flooring laid to modern 'Herringbone style' and a bay-window over-looks the front of the property.

The kitchen/breakfast room has French doors leading out onto the rear porcelain patio, seamlessly connecting the outside space which is ideal for family life. The kitchen has been fitted with a range of handle-less wall and base units with co-ordinating central island fitted with quartz work surfaces. There is continuation of tiled flooring from the hallway with under-floor heating. A range of 'AEG' appliances to remain to include; fridge/freezer, dishwasher, 5-ring gas hob and eye-level double oven with separate grill. From the kitchen, a utility room provides access out to the side of the property along with an integral washing machine, to remain, with space for a tumble dryer and additional work surface and sink unit. The utility room also houses the gas boiler.

Completing the ground floor is a spacious dining room with a bay-window over-looking the front of the property, fitted with solid wood flooring.

To the first floor are five bedrooms; four bedrooms offer a double size each with their own fitted wardrobe. The principal bedroom has a luxurious en-suite bathroom along with the second largest bedroom also having an en-suite shower room. The fifth single bedroom is currently utilised as a dressing room, offering a range of open storage to remain.

The sizeable family bathroom has been fitted with a modern 4-piece suite with separate double shower enclosure, bath and tiled flooring.



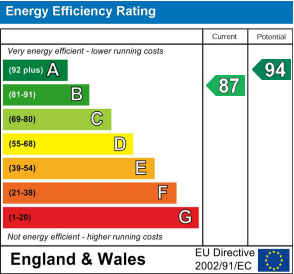
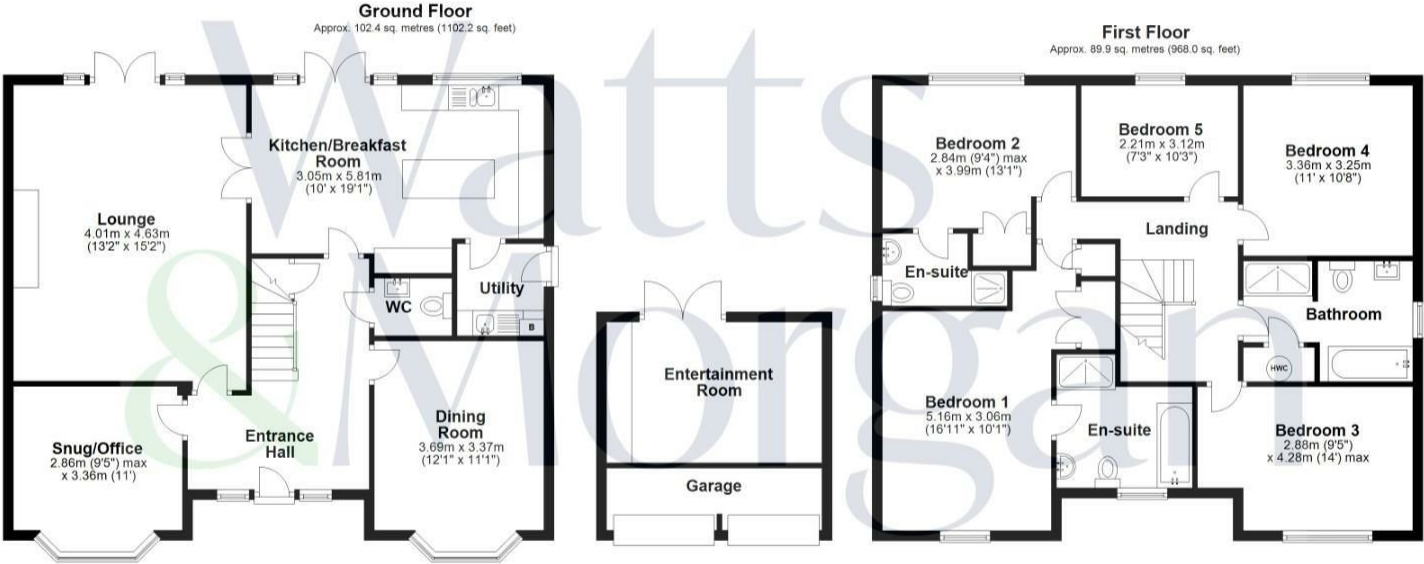
GARDENS AND GROUNDS

The front of the property has been landscaped to offer planted borders with a central porcelain footpath leading to the canopied entrance door. Nestled towards the end of the shared driveway, which is only shared with one neighbouring property, provides ample off-road parking for several vehicles. The driveway leads to a detached double garage with two manual up and over doors and a side gate provides access to the rear garden. The garage has been part converted into an amazing entertaining room/gym, which also could be used as a separate home office, with access provided to the rear garden. This room has air conditioning, full power supply and storage units with an integral fridge/freezer to remain. There is also boarded attic storage.

To the rear of the property is a fully landscaped, superb rear garden with large porcelain paved area - ideal for al fresco dining, accessed from both the lounge and kitchen. Porcelain steps lead down onto an astroturf section with mature planted borders and established trees to provide screening. There is a timber pergola which gives a good sheltered area to the garden offering a good degree of privacy; ideal for entertaining.

ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired central heating. Council tax band H. NHBC warranty. CCTV to remain. Estate maintenance charges TBC.



Total area: approx. 192.3 sq. metres (2070.2 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.



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