



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

Watts
& Morgan



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Guide Price £595,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

An immaculately presented four bedroom detached family home with superb orangery. Enjoying a generous plot within Phase One of the popular Clare Garden Village development in Cowbridge opposite open green space. Accommodation over 1,500 sq.ft to include; entrance hallway, bay-fronted lounge opening into family kitchen/dining room and orangery. Plus WC/utility and study. Four double bedrooms all with fitted wardrobes, ensuite shower room and family bathroom. Externally enjoying a private, low maintenance beautiful rear garden with paving, astro-turf and pergola area; ideal for entertaining.

Viewing highly recommended to appreciate this extended, high specification property close to Cowbridge High Street.

EPC Rating; B.

Directions

Cowbridge Town Centre – 0.9 miles

Cardiff City Centre – 17.2 miles

M4 Motorway – 11.0 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

A limestone stepped footpath leads to the front canopied entrance for Dunraven Close, with pretty frontage laid to shingle, topiary and planted lavender borders.

A composite door opens into the welcoming hallway with carpeted staircase to the first floor landing with bespoke understairs double cupboard and pull-out drawers. All doors lead to the living accommodation with quality 'Moduleo LVT' flooring fitted throughout the ground floor.

The lounge has a front-facing bay window and is a generous size reception room with glazed doors opening through into the family kitchen/dining room. This large entertaining space has French doors which lead out to the paved terrace. The kitchen has been fitted with a range of stone coloured shaker-style wall and base units with complementary granite-effect work surfaces with wrap around breakfast bar. A range of integral 'AEG' appliances to include; double oven, gas hob with extractor hood above, micro/grill, fridge freezer, dishwasher and 'Electrolux' washer/dryer. The kitchen seamlessly links into the orangery which is a superb addition to this family home; built by Dunraven Windows in 2021 with double aspect French doors providing access out onto the rear garden. This room provides 'inside/outside living' with wrap around uPVC windows enjoying a lovely outlook over the rear garden.

Completing the ground floor is a 'Sharps' fitted study, in graphite grey with matching desk, drawers, filing cabinets and cupboards. There is also a cloakroom/utility with base and wall cupboards and space for an integral washer/dryer.

To the first floor, an airing cupboard houses the hot water tank and all four bedrooms are double sizes.

Bedroom one is a large room with double fitted wardrobes and benefits from its own ensuite shower room with double shower enclosure and large vanity sink. The three further double bedrooms each have their own range of fitted wardrobes and have shared use of the 3-piece family bathroom with dual shower over bath.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		94
(81-91) B	85	
(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



GARDENS AND GROUNDS

Both front and rear gardens have been landscaped by local company 'Inscapes' to offer truly stunning spaces to enjoy.

The front garden has a Mandarin stone paved footpath to the front door which is laid to shingle with topiary and planted lavender borders and wrought iron balustrade. A large driveway provides tandem parking for 2/3 vehicles leading to a single garage with manual up and over door and side gates are to either side of the property.

The rear south west facing garden really has the 'Wow' factor – with large Mandarin stone patio area and steps up to a timber painted pergola which is ideal for enjoying this private space, An additional sheltered paved area which can be accessed from the dining room, is ideal for al-fresco dining. The remainder of the garden is laid to astro-turf with pretty mature borders offering an array of colour with bay trees, hydrangeas and box hedging, with tall evergreen trees for added privacy. There is an additional store area beyond the garage which is ideal for a greenhouse/ barbecue/ recycling store, and another alongside the house used for recycling storage (with a side gate to the front).

ADDITIONAL INFORMATION

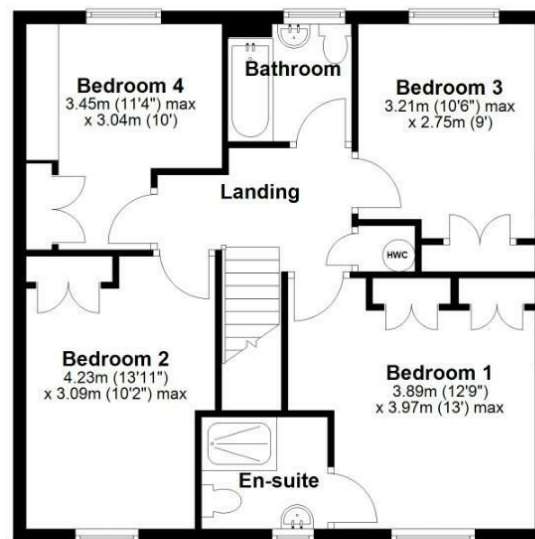
Freehold. All mains services connected. Gas-fired Baxi central heating boiler. Council Tax Band G. Estate Management fees approx £200 p/annum.



Ground Floor
Approx. 77.6 sq. metres (834.9 sq. feet)



First Floor
Approx. 61.9 sq. metres (666.1 sq. feet)



Total area: approx. 139.5 sq. metres (1501.1 sq. feet)

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

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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