



4 Seys Close, Cowbridge,  
Vale Of Glamorgan, CF71 7BW

Watts  
& Morgan



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## Guide Price £375,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A spacious three bedroom semi-detached family home in this popular location within easy reach of Cowbridge High Street with its shops, restaurants and amenities.

The immaculate accommodation spans over 1,200 sq ft and includes: lounge with log burner, dining room opening to quality fitted kitchen, ground floor bedroom/study and family bathroom.

To the first floor: two double bedrooms have their own access into a large shower room.

Parking and single garage, enclosed pretty south-facing rear garden with pond, patio and direct gated access onto the footpath to town. Also, a low maintenance gated frontage.

Viewing highly recommended. EPC Rating; TBC.



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### Directions

Cowbridge Town Centre – 0.5 miles

Cardiff City Centre – 18.9 miles

M4 Motorway – 11.5 miles

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Your local office: Cowbridge

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## Summary of Accommodation

### ABOUT THE PROPERTY

4 Seys Close is neatly nestled into this quiet, small cul-de-sac of similar style houses, just a short stroll to the high street. This deceptively spacious semi-detached dormer bungalow directly links onto the pedestrian shortcut to the town playing fields making ideal for family life. This much loved home has been well cared for and is immaculately presented offering stylish accommodation throughout.

To the ground floor entrance hallway, doors lead to the spacious lounge, the dining room with kitchen beyond; to a single bedroom/study; and to the ground floor bathroom. A central staircase leads to the first floor bedrooms.

The hallway has original maple, strip-wood flooring and extends through into the lounge. Looking to the rear of the property, and to the south-aspect, the good sized lounge has, as a focal feature, a freestanding wood burning stove recessed within a chimney breast with slate hearth. A sizeable dining room with quality oak flooring has a broad window overlooking the front garden and links via an open square arch to the modern fitted shaker-style kitchen. It also includes a neat store cupboard running under the stairs which provides great storage. The kitchen itself has a good range of fitted units with integral appliances to remain including: washing machine, dishwasher, electric oven and 4-ring gas hob. This family space is ideal for entertaining and is flooded with natural light.

A straight run staircase leads to the first floor with doors leading to the two double bedrooms. These large bedrooms offer ample space for freestanding bedroom furniture; the rear bedroom has elevated views towards the police fields and the front bedroom provides two large eaves storage cupboards (housing the gas-fired combi boiler). These two bedrooms link to a large 3-piece shower room, also with fitted storage for laundry.



## GARDENS AND GROUNDS

The property fronts onto Seys Close which continues around to the single garage. The garage (approx. max 5.86m x 2.74m) is accessed via an up and over door, pedestrian door, and has power and water connected - and currently houses a dryer (can be negotiable).

A double-gated entrance from the drive leads into the neat gardens. The front garden offers a low maintenance paved area, with stepped pathway to to the main side door. Around to the enclosed, pretty rear garden is a sizeable larger-than-average plot which has been well tended over the years with several paved seating areas to enjoy the south-facing aspect, small pond and lawn. There is a gate which leads to a public footpath running to the Police Fields in one direction and, to the other direction, to The Verlands / Llanblethian.

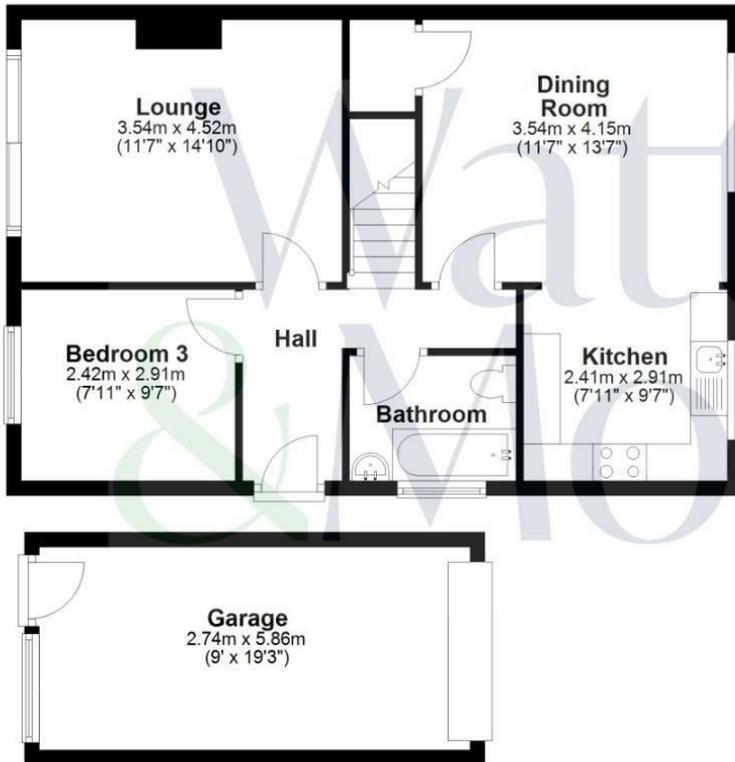
## Additional Information

Freehold. All mains services connected to the property. Gas fired 'combi' central heating. Council Tax: Band E.



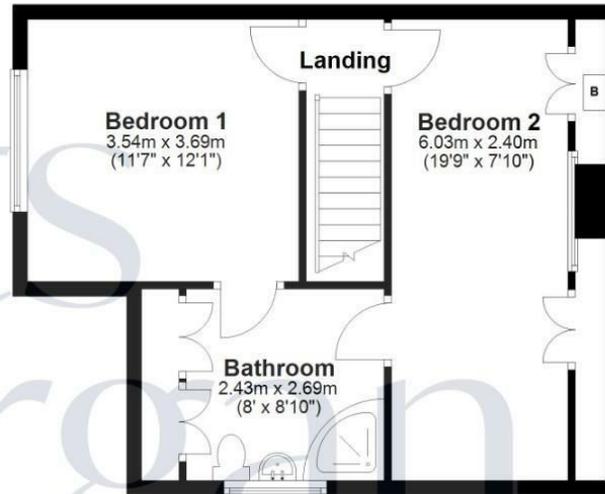
### Ground Floor

Approx. 75.7 sq. metres (815.2 sq. feet)



### First Floor

Approx. 43.9 sq. metres (472.1 sq. feet)



Total area: approx. 119.6 sq. metres (1287.3 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			
(12-14) A			
(15-17) B			
(18-20) C			
(21-23) D			
(24-27) E			
(28-30) F			
(31-35) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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