



Greenway, 47, Geraints Way
Cowbridge, CF71 7AY

Watts
& Morgan



Greenway, 47, Geraints Way

Cowbridge CF71 7AY

£350,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

Within this popular residential area conveniently close to Cowbridge, a 3 bedroom semi-detached family home. The very well maintained accommodation includes: lovely lounge with strip maple flooring, kitchen-living-dining space running the depth of the property with windows to both front and rear elevations. Bedroom 1 overlooking rear garden, shower room; two double bedrooms to the lower ground floor. Forecourt garden and, to the rear, a wonderfully sheltered private garden space enjoying a westerly aspect.

Directions

From our Offices in Cowbridge High Street, proceed in a westerly direction. Turn left into Llantwit Major Road and proceed up the hill, taking the next left into Geraints Way. Bear left after about 100 metres, to find no 47 to your left after a further 150 metres.

Your local office: Cowbridge

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Summary of Accommodation

SITUATION

The Historic Market Town of Cowbridge is at the heart of the rural vale and is famous for its quality, individual shops, boutiques; restaurants, pubs and cafes; and is home to a centrally positioned Waitrose store. Further services include a health centre, leisure centre, various sporting clubs, public library and Old Hall Community Centre. There are also local primary and secondary schools within the town itself. Access both east and west is via the A48, which bypasses the Town. The City of Cardiff which has the usual amenities of a Capital City lies some 13 miles to the east with a main line rail connection to London in around two hours. The M4 motorway lies to the north of Cowbridge and junctions 33, 34 and 35 service "The Vale". There are several golf courses within the area and the heritage coast with its cliff-top walks and mixture of sandy and stony beaches lies to the south and west.

ABOUT THE PROPERTY

In a wonderfully convenient location close to Cowbridge town, a 3 bedroom semi-detached family home. The accommodation has been very well maintained and includes a new gas boiler (installed 2021). From a forecourt garden area, a door opens into the ground floor entrance hallway. Hallway has doors leading to two ground floor double bedrooms and staircase leading first floor. Both these ground floor bedrooms flank a deep store cupboard which has, in other properties, been converted into an additional WC. These two ground floor bedrooms both look to the front elevation and both are good double rooms. To the first floor a landing area has doors leading off to all the principal rooms. A superb kitchen-living-dining space runs the depth of the property with broad window to the front looking out over surrounding area with Llanblethian to the distance. A window, to the rear of this lovely light room, overlooks the rear garden; an adjacent door opens to the same. This great family space includes a good range of fitted units with freestanding double oven and hob to remain. There is space/plumbing for a washing machine, a dryer and a dishwasher; and further space for a tall fridge freezer. There remains ample room for a dining table and additional seating; to the front corner of the kitchen is a deep pantry/store. A family lounge with honey-coloured maple flooring looks to the front of the property, catching the sunlight from its easterly aspect. It enjoys views over the surrounding area towards Llanblethian to the distance. Beyond this living room is a useful study / dressing area which houses a corner cupboard with gas central heating boiler; a door from here leads into the largest of the bedrooms. This bedroom is an extension to the original property and is a good double room with window looking out over the rear garden. To the first floor level is a shower suite including broad, deep walk-in shower cubicle.

GARDENS AND GROUNDS

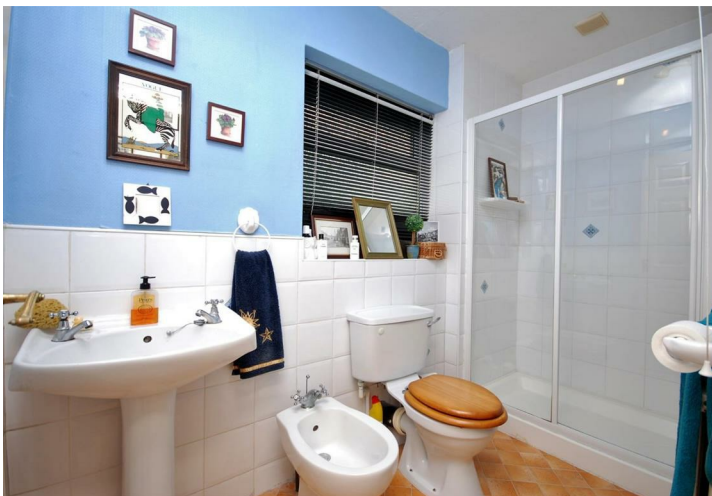
A gated entrance from Geraints Way leads into a driveway area fronting the property. A path leads from here past a lawned garden, screened from the roadway by mature hedging, and leads to the principal entrance doorway. A path to the side of the property runs, via steps and a gated entrance, into the rear garden space. The rear of the property enjoys a north westerly aspect to catch the afternoon and evening sun. Steps lead down from the kitchen area to a courtyard garden with additional steps leading up to a larger shrub garden. This rear garden space is wonderfully private and sheltered.

ADDITIONAL INFORMATION

Leasehold (to be sold freehold). All mains services connected. Worcester gas-fired 'combi' central heating and 'Hive' control system. Council Tax: Band E

PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.



Ground Floor
Approx. 42.3 sq. metres (455.0 sq. feet)



First Floor
Approx. 67.0 sq. metres (721.1 sq. feet)



Total area: approx. 109.3 sq. metres (1176.1 sq. feet)



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			
		59	81
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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