

30 Court Close, Aberthin,

Nr Cowbridge, Vale Of Glamorgan, CF71 7EH

Watts & Morgan



30 Court Close, Aberthin,

Nr Cowbridge CF71 7EH

Guide Price £629,950 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms
Immaculately Presented | Garage | No Chain

A handsome, well-presented detached family home, ideally positioned within this popular village close to Cowbridge. The property enjoys an attractive outlook over the village green to the front, whilst the south-facing rear garden benefits from views extending in part towards Stalling Down.

The well-proportioned accommodation spans over 1,800 sq ft and includes; an entrance hall, generous lounge, study/second sitting room and an impressive open-plan kitchen-living-dining room. Also, a separate utility room and cloakroom. To the first floor is a principal bedroom with dressing area and en-suite shower room, three further double bedrooms and a 4-piece family bathroom.

Externally, the property benefits from driveway parking and a garage, whilst the enclosed south-facing rear garden is laid to astro-turf with a large flagstone-paved patio.

No ongoing chain. EPC Rating: B.







Directions

Cowbridge Town Centre – 1.4 miles

Cardiff City Centre – 16.5 miles

M4 Motorway – 9.8 miles

Your local office: Cowbridge

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Summary of Accommodation

SITUATION

The Village of Aberthin includes a combination of stone-built Cottages and houses together with more modern properties and is surrounded by farmland and the adjoining Stalling Down Common which allows pleasant walks. The Village also includes two public houses and a Village Hall. The nearby Market Town of Cowbridge has a range of shops and services to suit all needs. There are well regarded local Primary and Secondary Schools in addition to a Waitrose, public library and health centre.

ABOUT THE PROPERTY

Built in 2017, this handsome family home is presented in excellent order throughout and occupies an attractive position within this popular village, conveniently located close to Cowbridge. The property enjoys a pleasant outlook over the 'Village Green' to the front, with a southerly aspect to the rear.

From the central entrance porch, the front door opens into a welcoming hallway finished with quality 'Amtico' flooring and featuring oak doors leading to all principal ground floor rooms. There is also a useful cloakroom and a deep under-stairs storage cupboard. The spacious lounge and separate second sitting room both enjoy attractive views over the 'Village Green', whilst the impressive open-plan kitchen-living-dining room is positioned to the rear of the property, taking full advantage of the southerly aspect. Double doors open directly onto the flagstone-paved patio, creating a seamless connection between the indoor and outdoor living spaces. The well-appointed kitchen is fitted with a range of 'Neff' integrated appliances, all to remain, including; a double oven with grill, induction hob, fridge/freezer and dishwasher. An adjoining utility room provides additional storage, space and plumbing for a washing machine and access to the driveway and garage. The L-shaped kitchen, living and dining space provides an excellent setting for family life and entertaining, with a further area offering flexibility for use as a cosy snug or playroom.

To the first floor, a generous central landing provides access to all four bedrooms and the family bathroom. The principal bedroom benefits from a dedicated dressing area with fitted wardrobes positioned to both sides, together with a contemporary en-suite shower room. There are three further double bedrooms, complemented by a spacious 4-piece family bathroom featuring a separate bath and double shower cubicle.

GARDENS AND GROUNDS

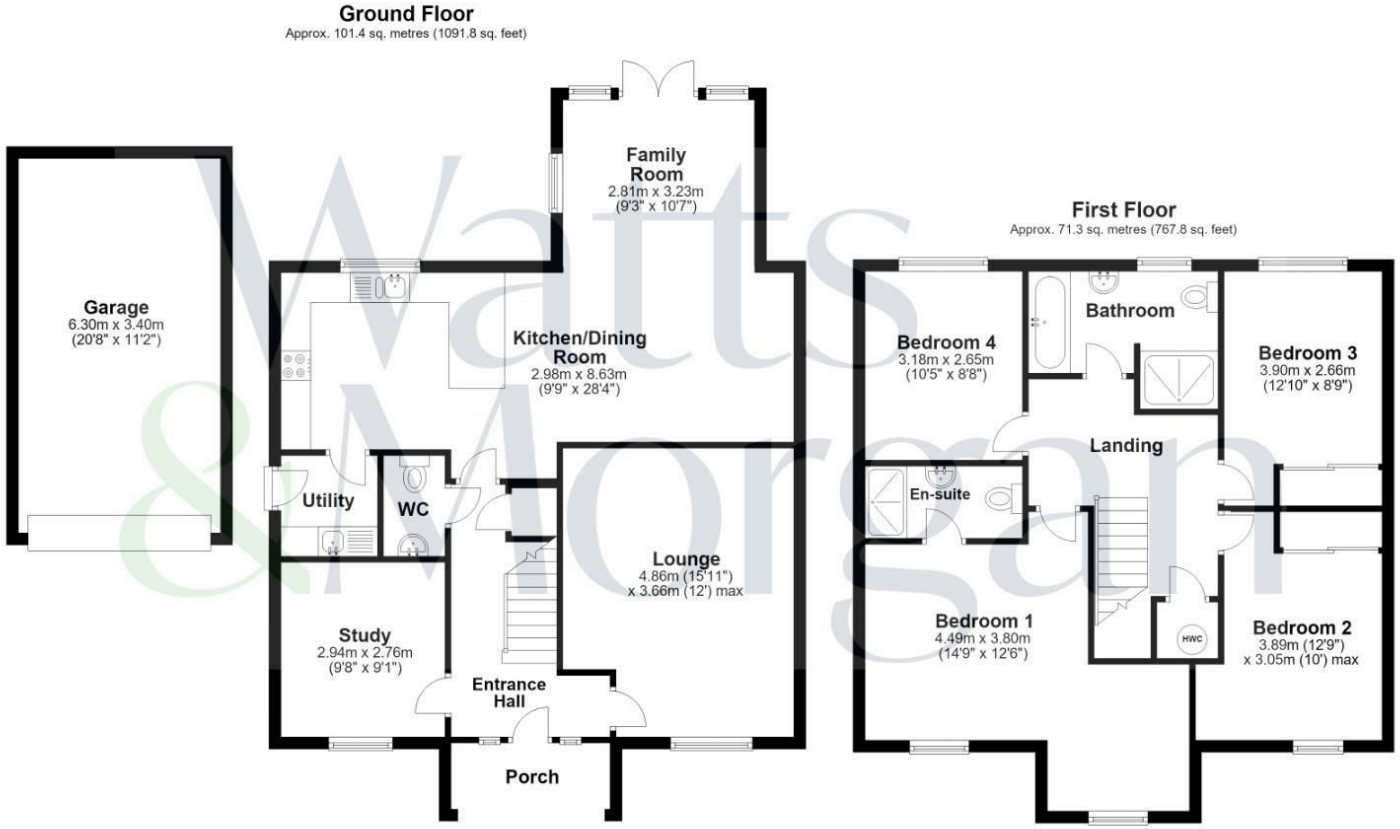
30 Court Close benefits from a long driveway to the side of the property which provides ample parking and leads to the detached garage, with a timber gated entrance providing access into the rear garden. The detached garage measures approximately 6.3m x 3.4m and is accessed via an up-and-over door. The garage benefits from power, useful eaves storage and a pedestrian door providing direct access to the rear garden.

To the rear is a sheltered, south-facing garden, enjoying a pleasant outlook and conveniently overlooked by the kitchen and accessed directly from the living-dining space. The enclosed garden is mainly laid to astro-lawn, with a flagstone-paved path and patio seating area providing an ideal space for outdoor dining and entertaining.

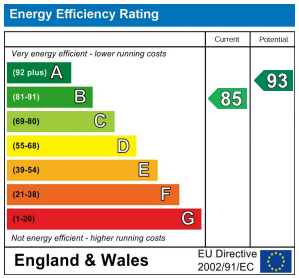
ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas-fired central heating. Council tax band G. A contribution of approx £24 per month is paid for the upkeep of the Village Green and communal areas.





Total area: approx. 172.8 sq. metres (1859.6 sq. feet)



Scan to view property

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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