



5 Clisson Close, Cowbridge,
Vale of Glamorgan, CF71 7FP

Watts
& Morgan



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Guide Price £467,500 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

AVAILABLE WITH NO ONWARD CHAIN

A sizeable detached family home located within walking distance to Cowbridge High Street. Offering four bedrooms and spacious family living.

Accommodation over 1300 sq ft comprising; entrance hallway, open-plan kitchen/dining room, lounge with patio doors, home office and utility/WC. First floor landing; three double bedrooms, one single bedroom, an en-suite and a family bathroom. Fully landscaped front and rear gardens with hot tub, and private driveway parking plus single garage. Cowbridge School Catchment.

Viewing highly recommended. EPC Rating: 'B'.



Directions

Cowbridge Town Centre – 0.5 miles

Cardiff City Centre – 23.6 miles

M4 Motorway – 7.8 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk

Summary of Accommodation

ABOUT THE PROPERTY

Neatly positioned in the popular Clare Garden Village in Cowbridge, this 'Whitford' design by Taylor Wimpey is a four bedroom home featuring a traditional double fronted design, with a spacious interior layout, making it ideal for modern family living.

A composite door opens into the welcoming entrance hallway with central carpeted staircase to the first floor with oak balustrade, a very useful cloaks storage cupboard and all doors lead off to the living accommodation.

The open-plan kitchen/dining room spans the depth of the property and is a perfect entertaining space offering a range of dove grey wall and base units with complementary laminate work surfaces. A range of 'AEG' integral appliances to include; 4-ring induction hob with glass splash-back and extractor hood, double oven with grill, fridge/freezer, dishwasher and washing machine. Further presenting a breakfast bar area with space for high stools, a pull-out pantry cupboard and one cupboard houses the 'Ideal' gas boiler. The kitchen is fitted with porcelain floor tiles with ample space for dining furniture and a shuttered uPVC windows is offered to the front aspect. A set of uPVC French doors with 'perfectly fit' blinds lead out onto the raised porcelain patio area, enjoying seamless indoor/outdoor living. The lounge is a generous size reception room benefitting from neutral carpeted flooring and French doors lead out onto the raised patio area.

Adjacent to this room is a home office with shuttered window to the front aspect.

A utility with plumbing for appliances completes the ground floor, with WC.

To the first floor, the galleried landing houses the airing cupboard with a hot water tank and a loft hatch gives access to the loft space.

On offer are three generous sized double bedrooms, each benefitting from their own fitted wardrobes, and the principal bedroom with its own en-suite.

Also, a fourth single bedroom with space for freestanding furniture; along with a 3-piece fully tiled family bathroom.



GARDENS AND GROUNDS

5 Clisson Close is neatly positioned on the popular Clare Garden Village Development in Cowbridge, with private driveway parking for two vehicles leading to a single garage with manual up and over door, power supply and an additional courtesy door to the rear garden. Also from the driveway, a side garden gives access to the rear garden.

The front garden has been landscaped to offer a pebbled frontage enclosed by planted cherry laurels with porcelain footpath to a canopied entrance.

To the rear of the property is a fully landscaped west-facing garden with raised porcelain patio area - ideal for al-fresco dining with obscured glass balustrade. Porcelain steps lead down onto a lawned area which offers planted borders, and a metal pergola with hot tub to remain.

ADDITIONAL INFORMATION

All mains services connected. Gas-fired central heating. Council tax band F. Communal Development Charge to cover play areas, public gardens and greenspaces approx £200 per year. NHBC 10 year Buildmark policy from 2022. All fitted shutters to remain, along with hot tub to rear garden.



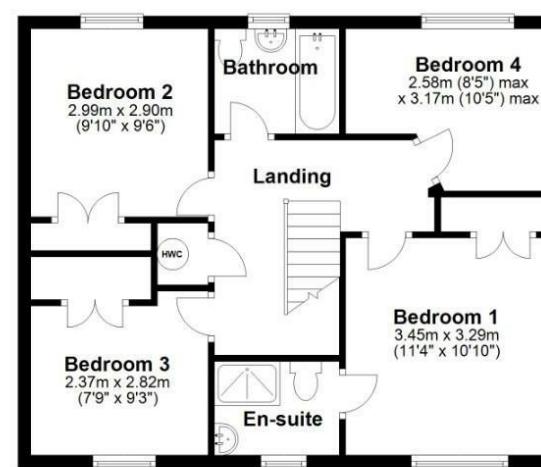
Total area: approx. 128.3 sq. metres (1381.0 sq. feet)

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

Ground Floor
Approx. 72.0 sq. metres (775.2 sq. feet)



First Floor
Approx. 56.3 sq. metres (605.7 sq. feet)



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		



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