

Hallowdene, St. Athan Road,
Cowbridge, Vale of Glamorgan, CF71 7EQ

Watts & Morgan



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Guide Price £495,000 Freehold

3 Bedrooms | 1 Bathroom | 1 Reception Room

A deceptively spacious detached bungalow situated within walking distance of Cowbridge High Street. Offering much potential, with the benefit of a generous plot.

Accommodation over 1,500 sq ft to include; entrance hallway, lounge, open plan kitchen/dining room and a study. Three double bedrooms and a 4-piece newly fitted bathroom.

Also, attic room plus integral garage with off-road parking for 2/3 vehicles. Mature lawned gardens with vegetable patch and outbuildings.

Viewing highly recommended to appreciate this sizeable, extended property located just a few minutes walk from the High Street.

No ongoing chain. EPC Rating C69.

Directions

Cowbridge Town Centre – 0.6 miles

Cardiff City Centre – 15.8 miles

M4 Motorway – 18.0 miles

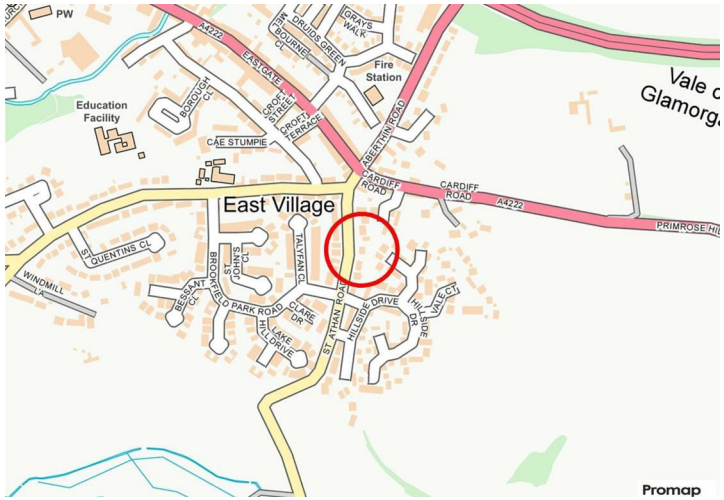
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Summary of Accommodation

About The Property

Situated on the main road leading to Cowbridge High Street, Hallowdene offers a substantial plot and which has been extended to offer spacious and versatile accommodation over 1,500 sq.ft.

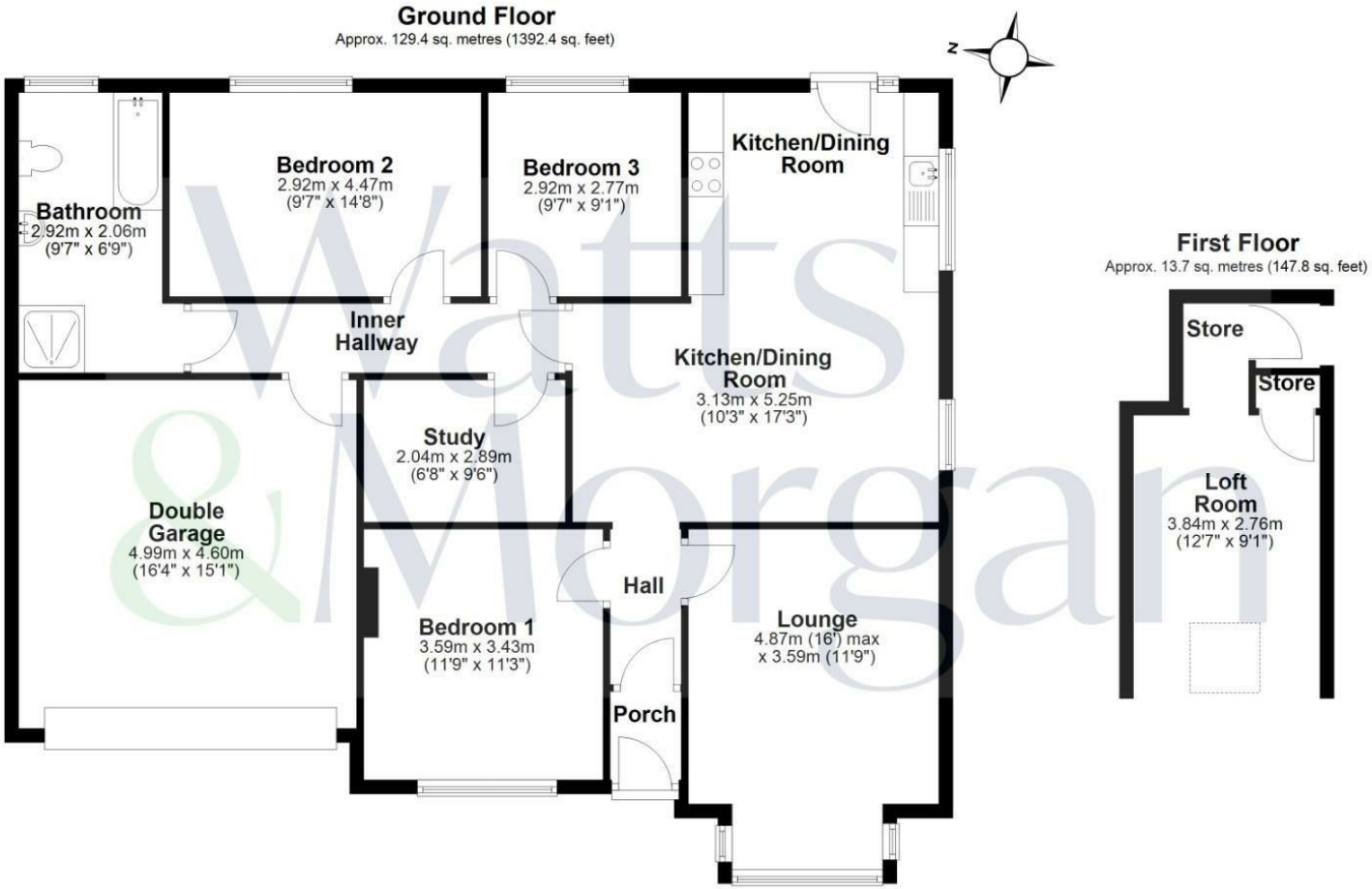
A central porch leads directly into the hallway which leads off to all accommodation. The separate lounge has a box bay window overlooking the front garden and has original woodblock flooring. There is a central chimney which has been capped off (can be opened up if required).

Opposite the lounge is a second reception room, or double bedroom. A good size neutrally decorated room with continuation of original woodblock flooring.

To the rear of the property lies the extended open plan kitchen/dining/living space part fitted with shaker style beech base units with work surface area and breakfast bar. Fitted with an electric oven and induction hob with extractor over plus sink unit. There is access out to the rear garden from here. This open plan space and hallway has been fitted with modern contemporary LVT flooring.

Off from the kitchen is an inner hallway which leads to the two ground floor double bedrooms plus a study. Completing the ground floor is the very spacious bathroom which has been recently fitted with a contemporary 4-piece suite offering a double shower enclosure with glass screen, bath, WC and wall hung vanity unit with anti-slip waterproof flooring.

Also from the kitchen there is a large attic hatch which leads to a substantial attic room with pull-down ladder, velux window and power supply.



Total area: approx. 143.1 sq. metres (1540.2 sq. feet)

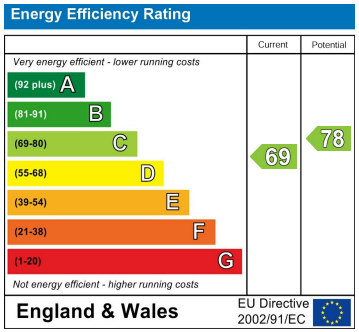
Gardens and Grounds

Hallowdene is accessed from St. Athan Road onto a long driveway providing parking for 2/3 vehicles leading to an integral garage with electrically operated roller shutter door. This larger than average garage has full power supply and provides good storage space or extra parking if required.

The gardens offer excellent potential with previous years having an established vegetable garden to the front south facing aspect. The 0.25 acre garden wraps around to the rear which is laid to lawn with an array of traditional brick built outbuildings offering fantastic space to further redevelop.

Additional Information

Freehold. All mains services connected. Newly installed gas central heating. Council Tax: Band F.



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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