

36 Borough Close, Cowbridge,
Vale Of Glamorgan, CF71 7BN

Watts & Morgan



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Guide Price £350,000 Freehold

3 Bedrooms | 1 Bathroom | 1 Reception Room

A spacious, three-bedroom family home in the very heart of Cowbridge.

Accommodation over 1,100 sq ft to include: hallway, generous lounge, open-plan kitchen/dining room and large utility room with WC. First floor landing with three bedrooms and a shower room.

Off-road gated driveway parking and a single garage.

Within walking distance of Cowbridge's shops, schools, and amenities. The property also lies within the highly regarded Cowbridge School catchment area, making it an ideal choice for families.

EPC Rating E.







Directions

Cowbridge Town Centre – 0.3 miles

Cardiff City Centre – 15.9 miles

M4 Motorway – 9.1 miles

Your local office: Cowbridge
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Summary of Accommodation

SITUATION

The property is situated in the Historic Market Town of Cowbridge, which has a range of quality individual shops and services including health centre, leisure centre, various sporting clubs, public library and Old Hall Community Centre. There are also local primary and secondary schools within Cowbridge.

ABOUT THE PROPERTY

Nestled in a popular cul-de-sac within walking distance to Cowbridge high street, 36 Borough Close enjoys a generous plot offering further scope and potential to extend.

From the entrance door, the hallway provides a staircase leading to the first floor with doors leading to all ground floor accommodation.

The lounge is a generous reception room with exposed wood-block flooring and traditional gas fire, enjoying an outlook over the front garden.

The kitchen / dining room has been recently opened up to offer a good sized entertaining space. The kitchen has been fitted with a range of new base units and work surfaces, incorporating a breakfast-bar. To remain is a single sink unit and oven. There is also a large walk-in pantry cupboard with window. To the dining space, French doors link to the rear patio which is ideal for family life.

Adjacent to the kitchen is a large utility room with WC. This room provides access to the front and rear gardens and has plumbing for appliances with additional work surface and storage.

To the first floor landing, a loft hatch provides access to the loft space and all doors lead into the bedrooms and shower room. There are two double bedrooms and a single bedroom with a good range of fitted storage cupboards.

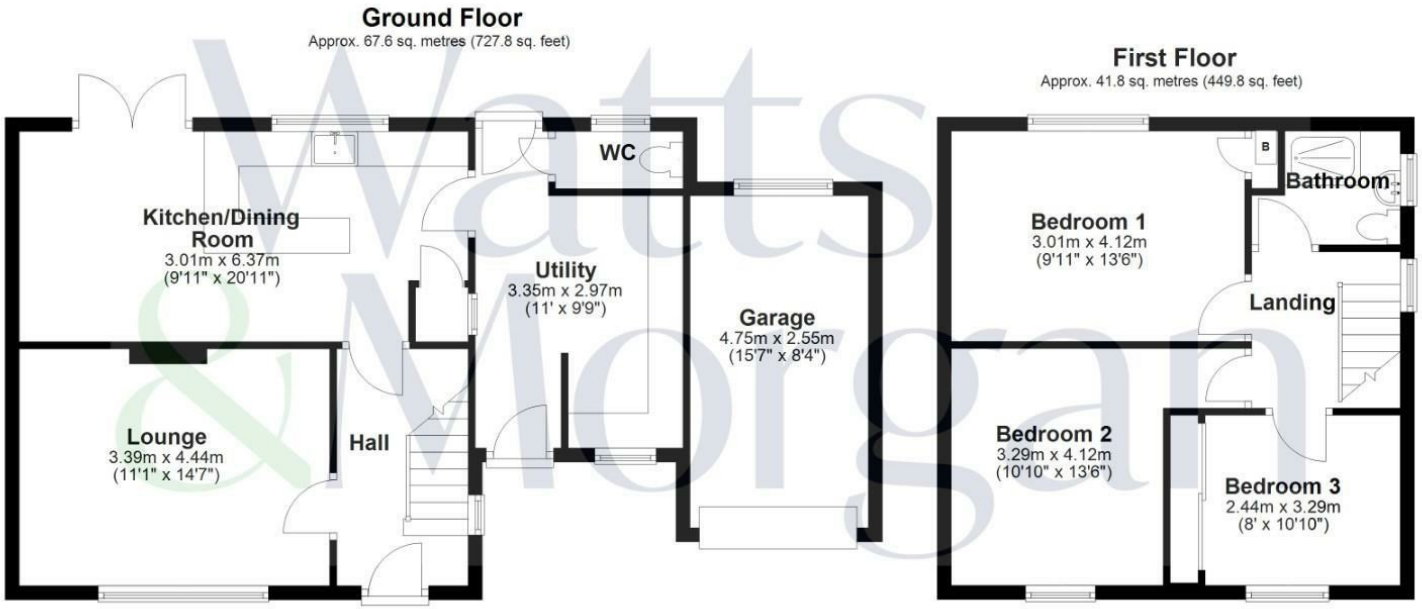
GARDENS AND GROUNDS

To the front of the property is a gated driveway providing off-road parking, which leads to the single garage with power supply. The front garden has been planted with numerous colourful shrubs and foliage.

To the rear of the garden is a generous entertaining space with paved area, enjoying a westerly aspect.

ADDITIONAL INFORMATION

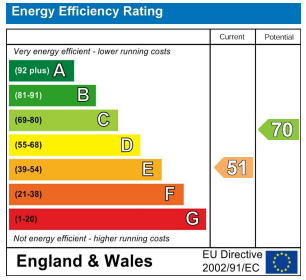
Freehold. Gas-fired combi central heating. Council tax band E.





Total area: approx. 109.4 sq. metres (1177.5 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.



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