



22, Borough Close
Cowbridge, CF71 7BN

Watts
& Morgan

22 Borough Close

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Guide Price £340,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

An ideal family home located in a very desirable cul-de-sac within yards of Y Bont Faen Primary School. Just a short stroll away from Cowbridge High Street, this mid-terrace property comprises; entrance hall, lounge, family room, kitchen/dining room & cloakroom/WC. To the first floor: two double bedrooms, a third single room and a 4-piece bathroom. Externally offering private driveway parking for three vehicles and a pleasant south-facing garden to the rear.

EPC Rating: 'C'.

Directions

Cowbridge Town Centre – 0.3 miles

Cardiff City Centre – 16.2 miles

M4 Motorway – 11.4 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

The entrance hallway offers a useful storage cupboard, a cloakroom/WC with plumbing facilities for utilities and a carpeted staircase leads to the first floor.

The front-facing lounge has a central feature alcove for a fire and a cupboard houses the gas combi boiler.

To the rear of the property lies the family room which presents French doors leading to the rear garden and is a light and airy generous reception room.

The kitchen/dining room has been fitted with a range of fitted units & solid oak worktops, and offers a range of integrated appliances to remain to include; Oven & grill, gas ring hob with extractor hood above & a dual 'Belfast' sink. Plumbing and space is available for white goods. A courtesy door leads out to the rear garden and plenty of space is available for dining furniture.

The first floor landing leads off to all bedrooms and the 4-piece family bathroom which has been fitted with a panelled bath and separate corner shower enclosure.

The principle bedroom has the benefit of fitted wardrobes and is a good sized double room to the rear of the property.

Two further bedrooms are located to the front aspect, both spacious and neutrally decorated.

GARDENS AND GROUNDS

22 Borough Close has private driveway parking for three vehicles with a shared alley way access for bike storage / recycling.

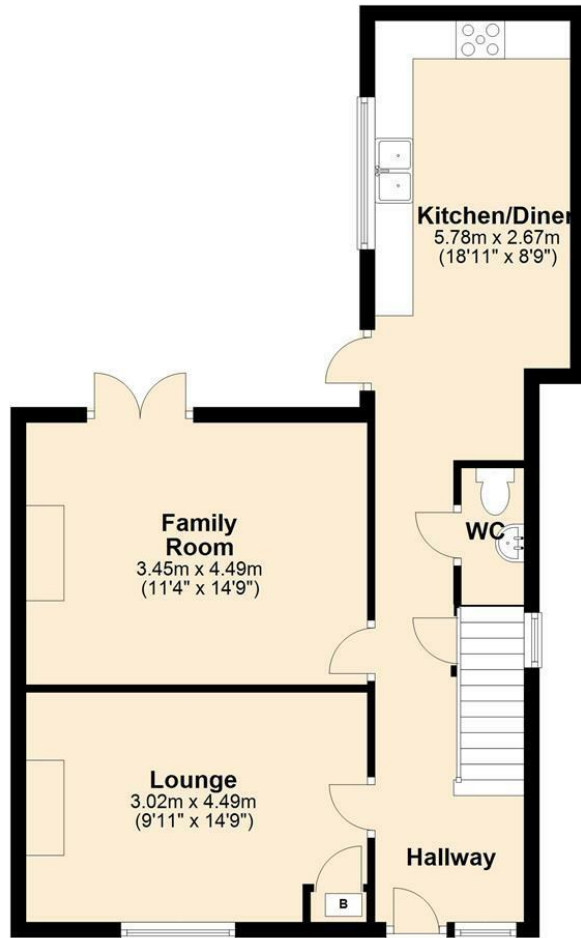
To the rear is a pleasantly proportioned south-facing garden with raised decking and further lawned area. Plus a wooden store to remain.

ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas-fired combi boiler. Council tax band E.



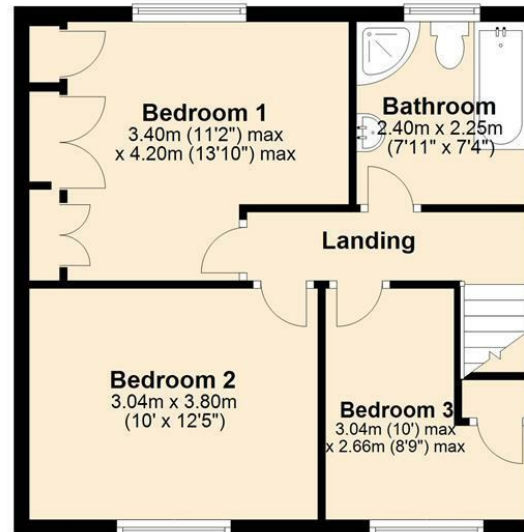
Ground Floor



Total area: approx. 99.0 sq. metres (1065.8 sq. feet)

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

First Floor



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		73
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

