

5 Wolfe Close, Cowbridge,
Vale Of Glamorgan, CF71 7AZ

Watts & Morgan



5 Wolfe Close, Cowbridge,

Vale Of Glamorgan, CF71 7AZ

Guide Price £349,950 Freehold

4 Bedrooms | 1 Bathroom | 3 Reception Rooms

A spacious four bedroom semi-detached dormer bungalow, ideally positioned within this popular residential location just a short walk from Cowbridge High Street.

Offering over 1,350 sq ft of versatile accommodation, the property includes; an entrance hallway with utility/WC, generous lounge with a gas fire, and a separate dining room with adjacent fitted kitchen. Also, a snug/home office. To the first floor are four bedrooms, and a 3-piece family bathroom.

Externally, the property benefits from a detached single garage, lawned front and rear gardens, and direct access onto the footpath leading into the town and playing fields.

Viewing is highly recommended to appreciate this deceptively spacious property. EPC Rating: TBC.







Directions

Cowbridge Town Centre – 0.8 miles

Cardiff City Centre – 17.8 miles

M4 Motorway – 10.9 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk







Summary of Accommodation

ABOUT THE PROPERTY

Occupying a peaceful position within this small cul-de-sac of similar homes, 5 Wolfe Close is just a short stroll from the High Street and enjoys direct access to a pedestrian pathway leading to the town playing fields. This deceptively spacious semi-detached dormer bungalow offers versatile accommodation throughout, and provides much scope for modernisation.

An entrance hallway welcomes you into the home, and leads to the principal living space. The generous lounge enjoys a sunny south-facing aspect overlooking the rear garden and centres around a traditional fireplace with gas connection.

The spacious dining room, overlooks the front garden and has the benefit of a large understairs storage closet. The kitchen sits directly next to the dining room and provides the opportunity to open up this area - like most similar properties have done. The kitchen is fitted with a range of wall and base units and provides a range of integrated appliances, including a dishwasher, undercounter fridge, double oven, grill and four-ring electric hob. Completing the ground floor is a rear-facing home office/snug together with a utility room-WC which provides plumbing for appliances and houses the gas-combi boiler.

A straight-flight staircase rises to the first floor, where four bedrooms share use of the spacious three-piece bathroom complete with corner bath. The principal bedroom benefits from a range of freestanding furniture.

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 reputable local primary and secondary schools within Cowbridge.

GARDENS AND GROUNDS

The property enjoys a pleasant lawned frontage onto Wolfe Close, with a detached single garage. The garage benefits from an up-and-over door, pedestrian access and its own power supply. A pathway leads to the rear garden with a desirable south-facing aspect. In need of clearing, yet offering a levelled garden to enjoy. A rear gate provides direct access to the public footpath, leading one way to the town playing fields and to the historic village of Llanblethian.

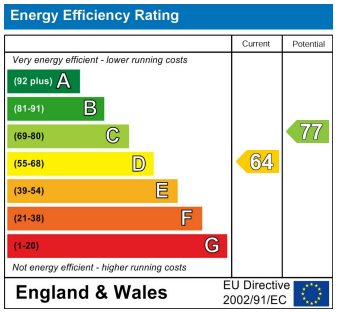
ADDITIONAL INFORMATION

Freehold. All mains services connected to the property. Gas fired 'combi' central heating. Council Tax: Band E.



Total area: approx. 125.9 sq. metres (1354.8 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.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on

Watts &Morgan