



51 Geraints Way
Cowbridge, Vale of Glamorgan, CF71 7AY

Watts
& Morgan



51 Geraints Way

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Guide price: £375,000 Freehold

2 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A delightful and thoughtfully crafted semi-detached family home in this popular location within easy reach of Westgate and Cowbridge High Street. The well-maintained accommodation includes: living room with study area, ground floor shower room/WC, dining room opening to bespoke kitchen. To the first floor: principal suite with bedroom, shower room and dressing room and a second double bedroom with fine, far reaching views over the surrounding area. Driveway parking and garage, enclosed sheltered gardens to the rear.

EPC rating: TBC

Directions

Cowbridge Town Centre – < 1mile

Cardiff City Centre – 13.6 miles

M4 J35 Pencoed – 6.5 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

No. 51 Geraints Way is a semi-detached dormer bungalow in this popular residential street within easy reach of Westgate and Cowbridge Town Centre. From the first floor there are great views over the surrounding area onto playing fields, Cowbridge Town and to St Hilary to the far distance. This much loved home has been well cared for and thoughtfully adapted over time to provide the stylish accommodation as seen today. Ground floor entrance hallway has doors leading to the dining room with kitchen beyond; to a study area with living room beyond; and to the ground floor shower room. A staircase leads to the first floor bedrooms. Looking to the front of the property, a multi-use study area has strip wood flooring extending through an open arch into the living room. This good sized space has, as a focal feature, a gas fired wood burning style stove recessed within a chimney breast with simply carved slate surround. A sizeable dining room with broad window over-looking the rear garden links via an open square arch to the kitchen. It also includes a neat store cupboard running under the stairs and housing the water cylinder. The kitchen itself has bespoke fitted units with appliances to remain including: freestanding slimline dishwasher, oven and hob. A door from the kitchen opens to the rear garden.

A straight run staircase leads to the first floor with doors leading to the largest bedroom suite to the rear and to the second double bedroom to the front. The second double bedroom is a well proportioned room from which there are fine views over Geraints Way onto playing fields, Cowbridge town beyond and St Hilary Downs to the far distance.

The larger of the two bedrooms overlooks the rear garden and is a very generous double running almost the width of the rear of the property. It links into a contemporary en suite shower room from which there is access into a dressing room.

Additional information

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

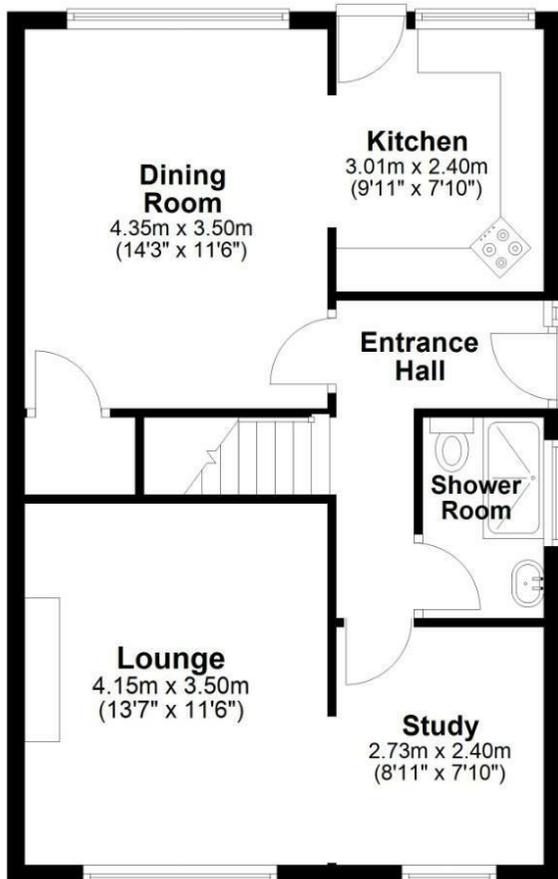


Garden & Grounds

The property fronts onto Geraints Way from which a drop-down kerb leads onto a gently sloping driveway running to the side of the property. Steps lead up from the drive to the principal entrance doorway while the driveway continues to the garage. The garage (approx. max 5m x 2.7m) is accessed via an up and over door and has power and water connected. The garage currently houses a washing machine, a dryer and additional fridge/freezer. A gated entrance from the drive leads into the neat rear garden. This enclosed rear garden space has been well loved and much tended over the years with steps leading up to a paved seating area from which wooden sleeper steps lead to a second, pergola-covered terrace and continuing to a level productive veg patch with greenhouse. This, and the timber store shed, are to remain.

Ground Floor

Approx. 57.5 sq. metres (619.0 sq. feet)



First Floor

Approx. 48.6 sq. metres (523.1 sq. feet)



Total area: approx. 106.1 sq. metres (1142.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	



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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