



47 Dunraven Close, Cowbridge,  
Vale Of Glamorgan, Cowbridge, CF71 7FG

Watts  
& Morgan



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Vale Of Glamorgan, CF71 7FG

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## Guide Price £575,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

An extended and immaculate four bedroom detached property within walking distance to Cowbridge High Street. A Taylor Wimpey 'Midford' design built in 2019, with many upgrades to include a superb rear kitchen extension.

Accommodation over 1500 sq ft to include; entrance hallway, bay-fronted lounge and sleek kitchen with integral appliances opening into living-dining room with bi-fold doors to garden. Also, utility and WC.

First floor with four bedrooms, en-suite shower room and a 3-piece family bathroom.

Landscaped rear garden with flagstone paved areas and astro-turf. Private driveway parking for two vehicles leading to a single detached garage.

Viewing highly recommended to appreciate this move-straight in family home in the Vale Of Glamorgan. EPC Rating; 'B'.



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### Directions

Cowbridge Town Centre – 1.2 miles

Cardiff City Centre – 17.2 miles

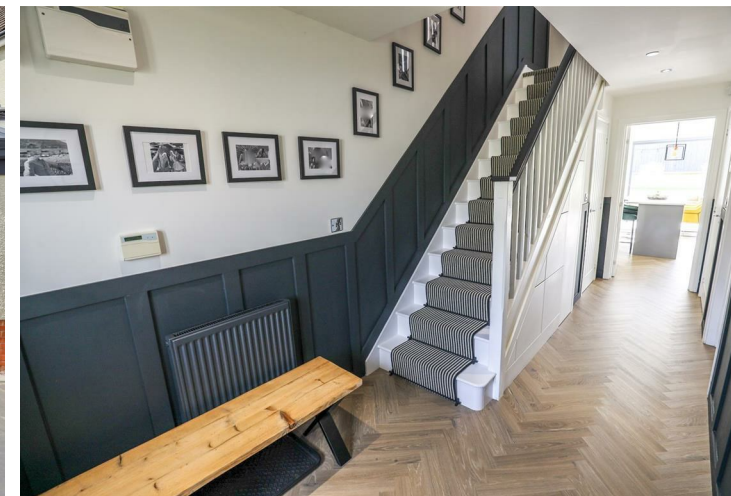
M4 Motorway – 10.5 miles

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## Summary of Accommodation

### SITUATION

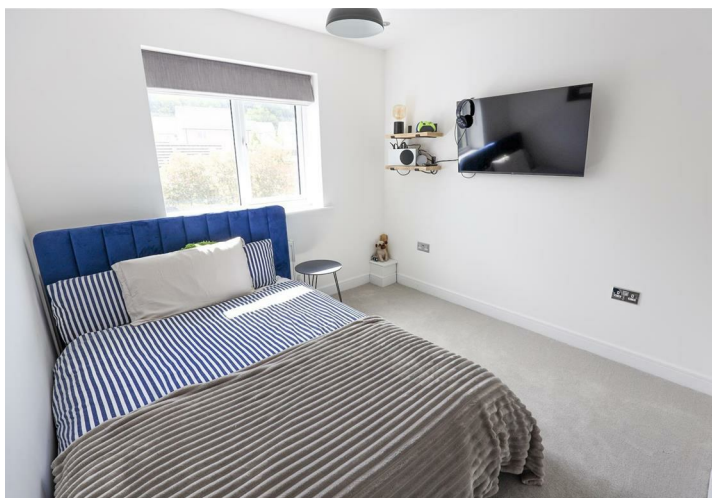
The Historic Market Town of Cowbridge is at the heart of the rural vale and is famous for its quality, individual shops, boutiques; restaurants, pubs and cafes; and is home to a centrally positioned Waitrose store. Further services include a health centre, leisure centre, various sporting clubs, public library and Old Hall Community Centre. There are also local primary and secondary schools within the town itself. Access both east and west is via the A48, which by-passes the Town.

### ABOUT THE PROPERTY

Neatly positioned within Phase One on the popular Clare Garden Village Development in Cowbridge. With the main high street only one mile away, and local schools, along with places to enjoy at St Quentin's Castle, The Psychic Garden and Forage Farm Shop. This Taylor Wimpey 'Midford' design offers spacious family living with the benefit of a superb rear kitchen extension completed in 2021, with bi-folding doors linking to the landscaped garden.

The welcoming entrance hallway has a large built-in understairs storage cupboard, and bespoke drawers, and leads into a neat 2-piece WC. The hallway, WC and kitchen have been recently re-fitted with contemporary and durable 'LVT' flooring laid to herringbone design. The spacious lounge has a feature panelled wall and is a bay-fronted reception room overlooking the front aspect with fitted shutter blinds to remain. Spanning the width of the property to the rear lies the open-plan kitchen-living room. The kitchen itself has been fitted with a range of contemporary handleless wall and base units with complementary upgraded stone-effect surfaces, with co-ordinating island with breakfast bar area. A range of appliances to remain to include; fridge/freezer, dishwasher, 4-ring gas hob and double oven with grill. One cupboard houses the gas-fired combi boiler. The kitchen seamlessly opens into the living-dining area, added in 2021 by Dunraven Windows, this quality extension with large sky lantern is ideal for family-life/entertaining as it combines indoor-outdoor living with large bi-folding doors connecting to the garden. Also on offer is a useful utility with additional base units and work surface.

To the first floor landing, there is a loft hatch giving access to the loft space and lead into four bedrooms and the bathroom. The principal bedroom has its own 3-piece en-suite shower room, along with a feature panelled wall and overlooks the front. Two other bedrooms are generous double rooms benefitting from their own fitted wardrobes. The fourth bedroom is a single bedroom or ideal dressing room/home office. These bedrooms have shared use of the modern 3-piece family bathroom.



## GARDENS AND GROUNDS

47 Dunraven Close benefits from private driveway parking for two vehicles leading to a single detached garage with manual up and over door and its own separate power supply - ideal for connection to an EV charger. A courtesy gate from the driveway leads through onto the rear garden.

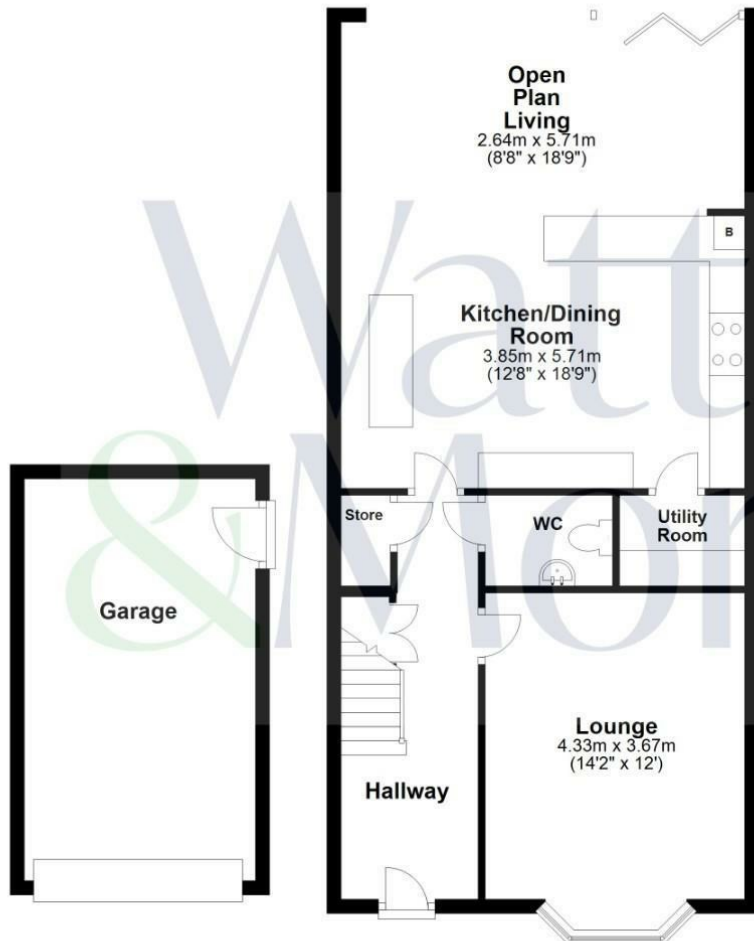
To the rear of the property lies a fully landscaped and enclosed garden offering a low maintenance entertaining space with large flagstone paved area. On offer is a hot tub (can be negotiable) with full power supply to both ends of the garden. Steps from here lead to an astro-turf area and additional raised paved space captures the late evening sun.

## ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas fired central heating. Council Tax Band F. Communal Development Charge to cover play areas, public gardens and greenspaces approx £250 p/annum. NHBC 10 year Buildmark policy from 2019.



**Ground Floor**  
Approx. 89.6 sq. metres (964.7 sq. feet)



**First Floor**  
Approx. 54.8 sq. metres (590.3 sq. feet)



Total area: approx. 144.5 sq. metres (1555.0 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			95
(81-91) <b>B</b>		85	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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