

13 St. Bleddians Close,
Cowbridge, CF71 7BA

Watts & Morgan


GERMAN
FRENCH

13 St. Bleddians Close,

Cowbridge, CF71 7BA

Guide Price £395,000 Freehold

4 Bedrooms | 1 Bathroom | 3 Reception Rooms

A deceptively spacious and well-presented four-bedroom semi-detached family home. Ideally situated in this popular location within easy reach of Cowbridge High Street and its range of shops, restaurants and schools.

Extending to over 1,400 sq ft, the versatile accommodation includes; a generous lounge with log-burner, open-plan dining room linking into a quality fitted kitchen. Also a ground floor study and utility/WC. To the first floor are four bedrooms and a large 4-piece family bathroom.

Externally, the property benefits from driveway parking, a lawned gated frontage and an attractive rear garden with patio seating areas and direct gated access onto a public footpath leading towards the town and Police Fields.

Viewing highly recommended.

EPC Rating: TBC.







Directions

Cowbridge Town Centre – 0.8 miles

Cardiff City Centre – 17.9 miles

M4 Motorway – 11.0 miles

Your local office: Cowbridge

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Summary of Accommodation

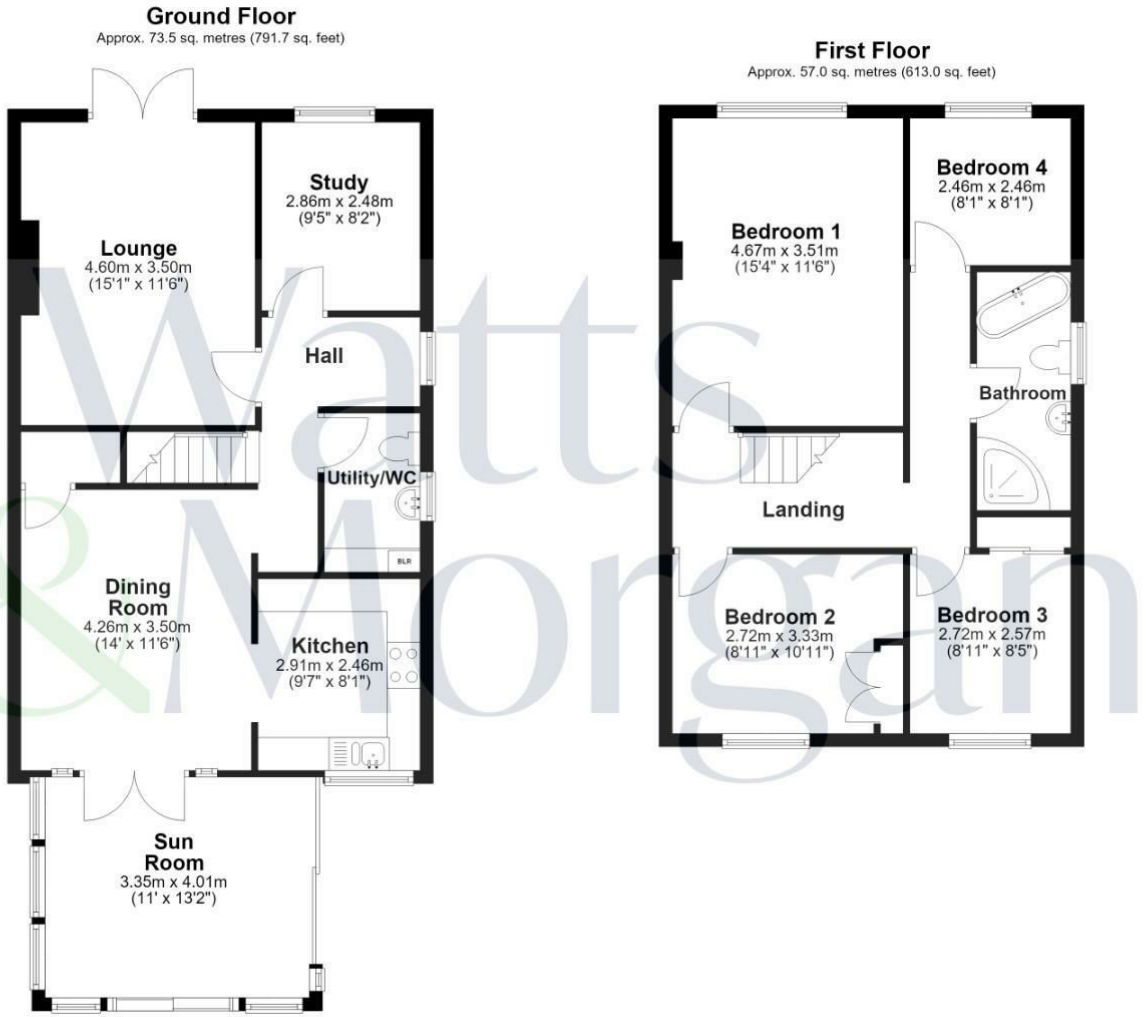
ABOUT THE PROPERTY

13 St. Bleddians Close is neatly nestled within a quiet cul-de-sac of similar-style homes, just a short stroll from the high street. This deceptively spacious semi-detached property enjoys a particularly convenient position, with a pedestrian shortcut directly linking the property to the police playing fields, making it ideal for family life. Carefully maintained and thoughtfully modernised, the property offers stylish and versatile accommodation extending to over 1,400 sq ft.

The ground floor opens directly into a delightful sun-room, featuring a tiled roof with skylight windows and sliding doors to both the front and side. This light-filled space enjoys a lovely outlook over the south-facing front garden and leads through to the open-plan dining room and adjoining kitchen. The kitchen has been fitted with a sleek range of quality handleless wall and base units, drawers and quartz stone worktops with matching upstands. A comprehensive range of integrated 'Bosch' appliances will remain, including a double oven with grill, separate combi microwave/grill, induction hob, fridge/freezer and slimline dishwasher. The dining area also benefits from a large understairs storage cupboard.

An inner hallway, incorporating the central staircase to the first floor, continues through to the lounge, study and utility room, with useful space for coats and shoes. Positioned to the rear of the property, the generous yet cosy lounge retains its original maple strip-wood flooring and features a freestanding wood-burning stove recessed within the chimney breast, set upon a slate hearth. French doors open directly onto the rear garden and patio, creating a lovely connection between indoor and outdoor living. An adjoining study provides an ideal home-working space, whilst the separate utility room incorporates a WC and plumbing for white goods. Together, these well-planned spaces provide a welcoming and versatile setting for both everyday family life and entertaining.

The first floor provides four bedrooms, all accessed from the landing. The generous principal bedroom offers ample space for freestanding furniture and enjoys a lovely outlook over the rear garden and beyond, towards the police playing fields. Two of the further bedrooms benefit from fitted storage, whilst the spacious four-piece family bathroom is a particular feature, comprising a freestanding slipper bath and separate corner shower.



Total area: approx. 130.5 sq. metres (1404.7 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.

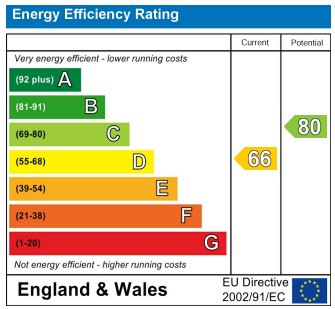
GARDENS AND GROUNDS

The property fronts onto St. Bleddians Close, with a larger than average flagstone driveway, providing parking for two large cars. The front garden is neatly maintained with a lawned frontage planted with several rose bushes, and stepped access leads to the sun-room. A wide pathway to the side, with two storage sheds to remain, leads around to the enclosed and particularly attractive garden rear garden. There are several paved seating areas with raised planted borders, mature shrubs, astro lawn and storage shed to remain. A timber garden gate opens onto a public footpath connecting to the Police Fields in one direction and The Verlands and Llanblethian in the other, offering convenient access to nearby walks/schools.

ADDITIONAL INFORMATION

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





Scan to view property



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