



17 Darren Close, Cowbridge,  
Vale Of Glamorgan, CF71 7DE

Watts  
& Morgan



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Vale Of Glamorgan, CF71 7DE

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## Guide Price £650,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A detached four bedroom property within walking distance to Cowbridge High Street and schools.

A substantial family home in need of modernisation yet offers much potential.

Over 1,800 sq ft of accommodation to include; entrance hallway, dual aspect lounge opening into dining room, separate kitchen/breakfast room, utility and WC.

Four bedrooms, en-suite and family bathroom.

Off-road private parking leading to an integral double garage. South-facing, lawned wrap-around gardens.

No ongoing chain. EPC Rating; 'TBC'

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### Directions

Cowbridge Town Centre – 0.7 miles

Cardiff City Centre – 17.7 miles

M4 Motorway – 13.1 miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Tucked away in a quiet spot, sits 17 Darren Close, with an entrance door leading into the hallway with an open-tread staircase to the first floor landing. All doors lead off to the ground floor accommodation and into a useful storage room.

The lounge is a dual aspect room with French doors providing access out to the rear south-facing garden. Also from here, sliding doors open into the dining area which also has a view over the rear garden.

Adjacent to the dining room is the kitchen which is fitted with a traditional range of wall and base units with induction hob, oven and sink unit. A window over-looks the rear garden with plenty of space for a breakfast table and chairs. From here there are steps down into a utility room which houses the freestanding gas boiler and adjacent to here is a 2-piece cloakroom. There is also access out to the side of the property and courtyard, and also into the double garage.

To the first floor landing there are four bedrooms - three good sized double rooms and a sizeable single bedroom. The largest bedroom has its down en-suite shower room. All other bedrooms have shared use of the traditional 3-piece bathroom.

### GARDENS AND GROUNDS

Nestled in the ever-popular Darren Close which is within walking distance to Cowbridge High Street. Occupying a corner position surrounded by greenery and tall trees.

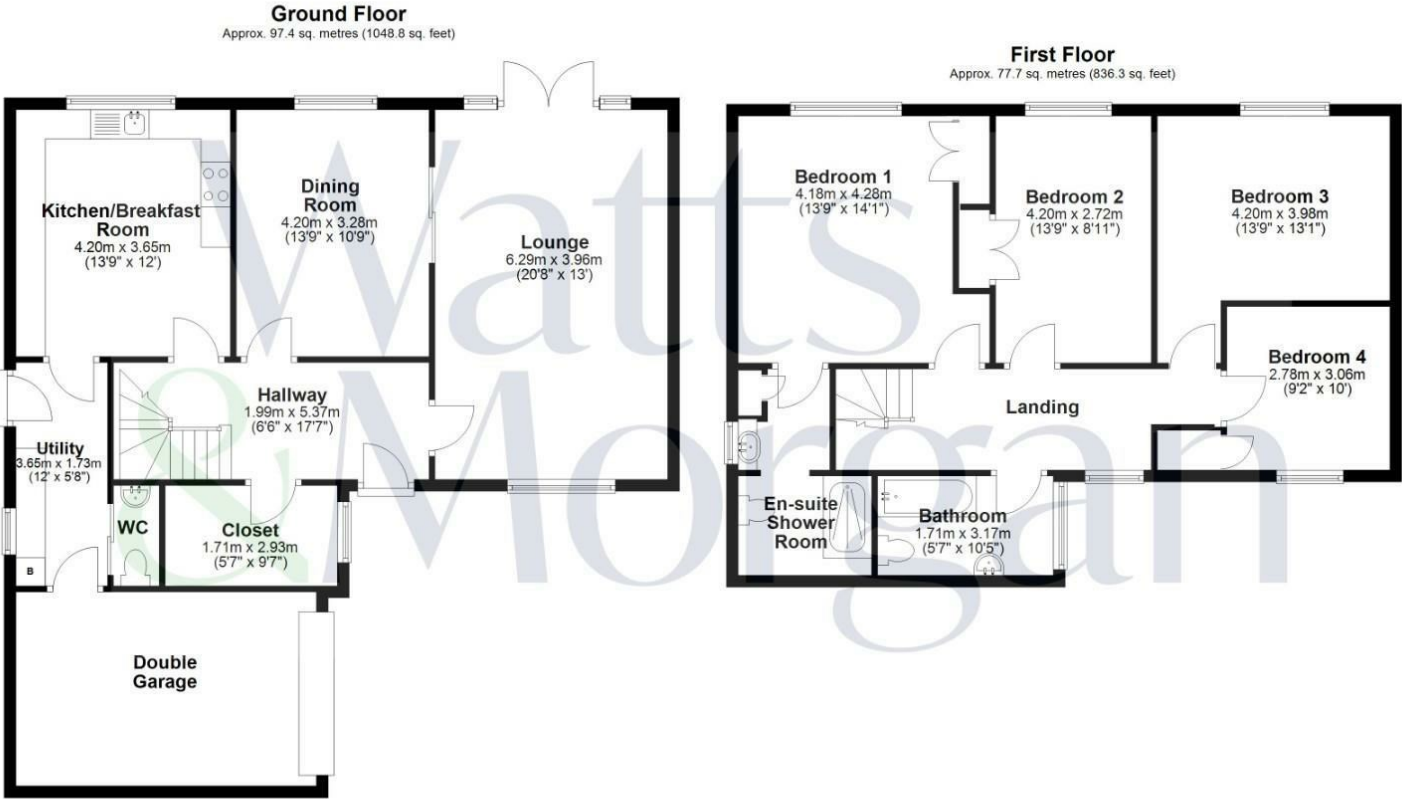
A block paved driveway provides private parking for several vehicles leading to an integral double garage with manual up and over door and full power supply with internal access.

The garden is predominantly laid to lawn and wraps around the property with an additional north-facing courtyard area planted with numerous shrubs, tall trees, pampas grass and colourful borders.



ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired central heating (needs attention). Council Tax Band TBC.



Total area: approx. 175.1 sq. metres (1885.1 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>		
(81-91) <b>B</b>		
(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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