



4 Bowmans Way, Cowbridge,
Vale Of Glamorgan, CF71 7AW

Watts
& Morgan



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Vale Of Glamorgan, CF71 7AW

Guide Price £495,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A well-proportioned, four bedroom property situated a short walk to Cowbridge high street. Sat on a larger than average plot with privacy to the front aspect and glorious views over Cowbridge to the rear.

Wonderful family accommodation over 1,350 sq ft to include; an open plan entrance hallway leading to a sleek kitchen and dining room, separate lounge with log burner, family room and shower room/utility. Four bedrooms to the first floor, two of which are doubles, and a modern family bathroom.

Fully landscaped, attractive garden with several secluded entertainment spaces, pond and terrace. Integral garage with dual cobbled driveway providing parking for two vehicles.

Viewing highly recommended to appreciate this sizeable family home within Cowbridge School catchment. EPC; D.

Directions

Cowbridge Town Centre – 0.7 miles

Cardiff City Centre – 17.2 miles

M4 Motorway – 12.0 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

About The Property

Positioned on a quiet no-through road within walking distance to Cowbridge High Street sits 4 Bowmans Way, which enjoys a superb elevated outlook to the rear over Cowbridge and surrounding countryside.

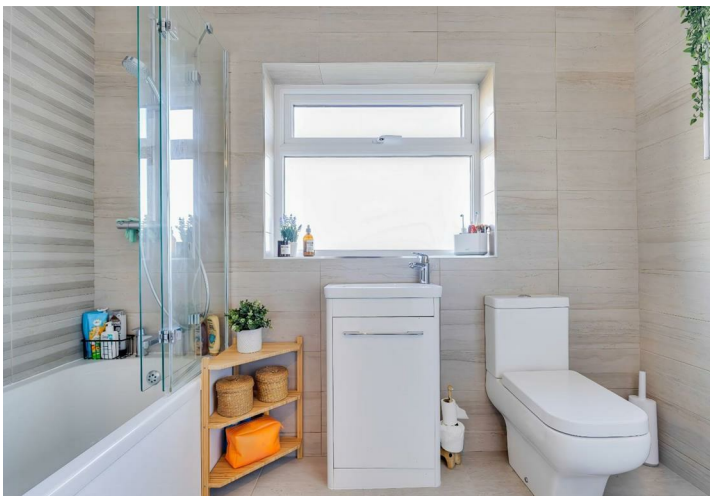
The welcoming entrance hallway has a stained-glass port-hole window to the front aspect and a staircase leads to the first floor. The hallway links to the dining room with solid wood flooring and continues into the kitchen. This superb entertaining space offers a sleek kitchen which has been fitted with a range of handle-less base units with solid stone work surfaces, LED strip lighting, under-cabinet lighting and split-face tiled walls. A range of 'AEG' integral appliances to remain to include; tall fridge, dishwasher, 6-ring gas hob, double oven with separate micro/oven. This room is filled with natural light and connects directly to the family room with sliding patio doors providing access out onto the raised desk.

From here there is also a ground floor shower room with utility area with plumbing for appliances.

Additionally from the hallway, a door leads through into the dual aspect spacious lounge. This large reception room offering a central feature 'Clearview' log burning stove set on a slate hearth with brick backplate and offers a cosy addition to this ideal family space.

To the first floor, there are two good sized double bedrooms together with two single rooms. The rear facing bedrooms have beautiful views across Cowbridge and further beyond over Vale countryside. The front facing bedrooms have a lovely private outlook over tall tree line which provides good privacy. Bedroom two has two fitted storage cupboards - one of which houses the gas-fired combi boiler.

All bedrooms share use of the 3-piece family bathroom which has been fitted with a white suite offering fully tiled walls and flooring.



Gardens and Grounds

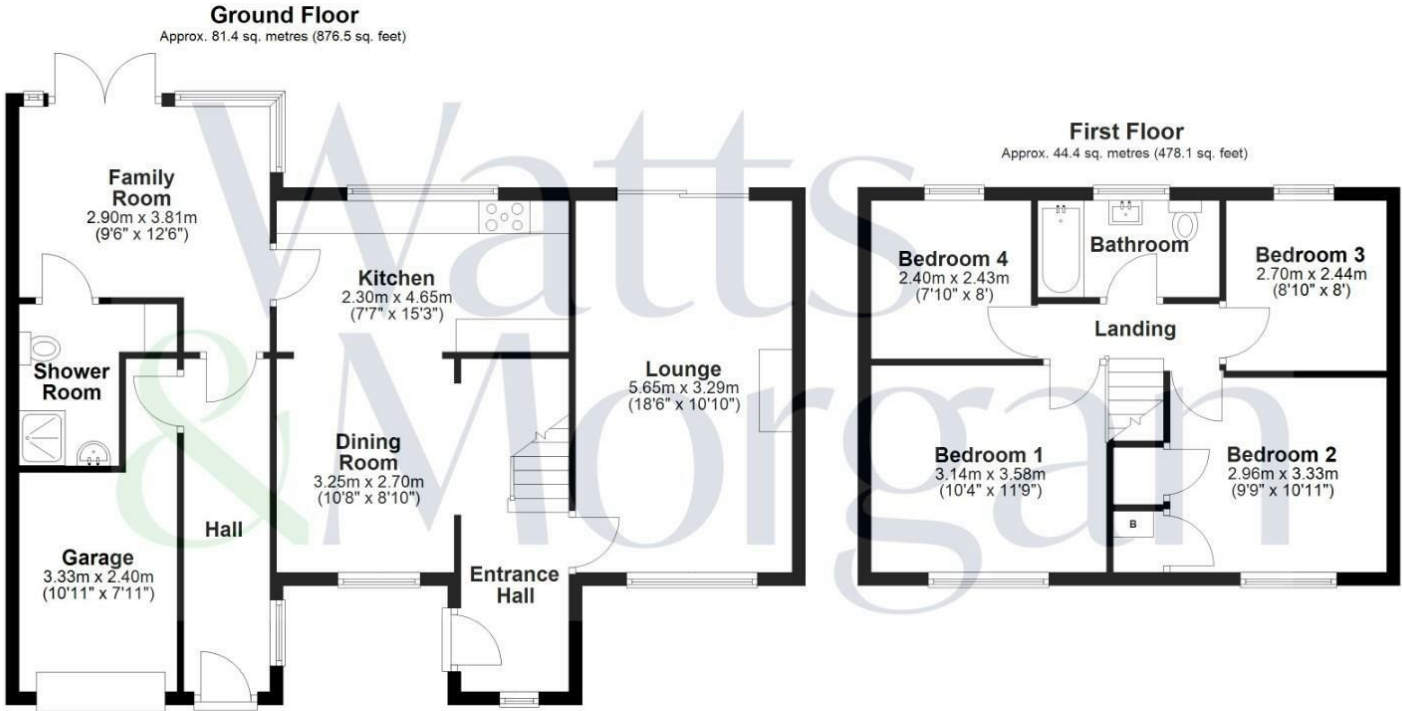
Enjoying a larger than average plot, 4 Bowmans Way provides a dual cobbled driveway which provides private off-road parking for two vehicles, leading to a single garage.

The front garden has been recently landscaped to offer a central cobbled path with pretty planted borders to either side, whilst the rest is laid to lawn.

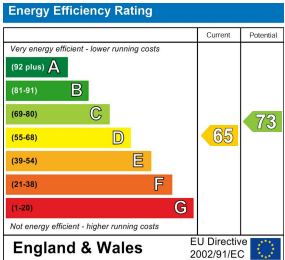
To the rear of the property is a fully landscaped enclosed garden enjoying a variety of secluded entertainment places - ideal for al-fresco dining. To the first level is a decked area which leads down onto a flagstone terrace, and an additional raised paved area is ideal to enjoy the evening sun. The terrace further leads down onto a lawned section and positioned to the bottom corner of the garden is a neat pond with water feature. This peaceful garden offers a good degree of privacy with the raised planted borders and tall evergreen hedgerows.

Additional Information

Freehold. All mains services connected. Gas-fired combi central heating. Council tax band tbc.



Total area: approx. 125.8 sq. metres (1354.6 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.





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

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