



27 The Verlands  
Cowbridge, Vale of Glamorgan, CF71 7BY

Watts  
& Morgan







# 27 The Verlands

Cowbridge, Vale of Glamorgan, CF71 7BY

**Guide price: £660,000 Freehold**

4 Bedrooms | 2 Bathrooms | 4 Reception Rooms

A delightful, extended family home in immaculate order in a wonderfully convenient location for Cowbridge Town Centre, its shops and services. This four bedroom detached home includes: entrance hallway with cloakroom, living room, dining room and garden room looking out over the enclosed rear garden. Also contemporary kitchen, adjacent breakfast area and generous utility area leading through to garage. Principal bedroom with en suite shower room, three further good size bedrooms and family bathroom. Driveway parking and integral garage/store. Enclosed, south facing garden to rear with flagstone-paved seating area and lawn with surrounding flower and shrub beds.



## Directions

Cardiff City Centre – 13.3 miles

M4 Motorway, J35 Pencoed – 6.8 miles

**Your local office: Cowbridge**

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## Summary of Accommodation

### About the property

The Verlands is a popular residential development in a wonderfully convenient location, considered to be within walking distance of Cowbridge Town Centre, its shops and services. The property is in immaculate order and provides the ideal home for growing families and downsizers looking to be closer to the centre of town. An entrance porch opens into a ground floor hallway with maple flooring extending from here into the family lounge and to the dining room. Stairs from the hall lead to the first floor while doors open into the lounge and to the kitchen; an additional door opens into a neat under stairs WC. The family lounge is a sizeable space looking over the front garden and onto "the village green". A bank of bespoke bookcases and display shelving running the width of one wall is to remain. Double, glazed doors lead from here into the dining room, a central space from which there is access into the kitchen and to the garden room. Overlooking the rear garden, the garden room is a great additional multi-use area with glazing to three sides and a solid roof, the ideal space to look out from and enjoy the south facing garden. A door from here leads to the same. Kitchen contemporary in style with a comprehensive range of built-in units. Appliances, where fitted, are to remain and include hob, oven and fully integrated fridge, freezer and dishwasher. An adjacent breakfast area looks out over - and opens onto - a rear terrace while the breakfast room, in turn, links through to a utility room. This generous utility room has space and plumbing for washing machine and for additional appliances with much additional storage. A connecting door opens to the garage.

To the first floor, the landing area has doors leading to all four bedrooms and to the family bathroom. The principal bedroom overlooks the rear garden and has its own en suite shower room. A second especially large double looks to the front elevation while the third and fourth bedrooms look to the front and rear respectively. A family bathroom includes a shower over the bath.





Garden & Grounds

From this cul-de-sac opposite “the village green”, a drop down curb leads onto the driveway for No.27. This drive runs past a good lawn fronting the property with the driveway continuing to the garage and also to the covered entrance porch. A gated entrance, to one side, leads through to the garden. To the rear of the property is an enclosed, south facing garden overlooked by the kitchen and accessed from the breakfast room and the garden room. This neat space is enclosed by timber fencing and includes a paved seating area accessed from both the breakfast room and the conservatory. Steps lead from this terrace to the largest portion of the garden including a substantial flagstone paved seating area and an area of lawn surrounded by flower and shrub beds. While enclosed by fencing, the property is screened from neighbours by mature trees and shrubs.

Additional Information

Freehold. All mains services connect to the property. Gas-fired central heating. Council tax: Band G



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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