



Afon View, River Walk
Cowbridge, Vale of Glamorgan, CF71 7DW





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Offers in excess of £650,000 Freehold

3 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Conveniently located three bedroom detached property set in the desirable River Walk cul-de-sac, a short level walk from Cowbridge town centre.

The property has been finished to a high standard, with quality fittings throughout

Accommodation & Amenities;

- Entrance hall • Cloakroom • Lounge • Open plan kitchen/family/dining room • Utility room.

To the first floor;

- Master bedroom with en-suite shower room • Two further double bedrooms • Family bathroom

Gardens & Grounds;

- Detached garage with off road parking • Enclosed gardens in a wonderful setting.

Directions

From our Cowbridge office, travel under the archway opposite on Church Street, continue down Town Mill Road, take the next left into River Walk to find Afon View on your right hand side.

Your local office: Cowbridge

T 01446 773500

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Summary of Accommodation

SITUATION

The property is situated a short distance from the centre of the Historic Market Town of Cowbridge, which has a range of quality individual shops and services including health centre, leisure centre, various sporting clubs, public library and Old Hall Community Centre. There are also local primary and secondary schools within Cowbridge. Access both east and west is via the A48, which by-passes the Town. The City of Cardiff which has the usual amenities of a Capital City lies some 13 miles to the east with a main line rail connection to London in a round two hours. The M4 motorway lies to the north of Cowbridge and junctions 33, 34 and 35 service "The Vale". There are several golf courses within the area and the heritage coast with its cliff-top walks and mixture of sandy and stony beaches lies to the south and west.

DESCRIPTION OF PROPERTY

- * Spacious entrance hall with solid oak staircase leading to the first floor
- * Lounge with central feature fireplace and French doors leading to the rear garden
- * Open-plan kitchen/dining/family room
- * Fitted with a range of units and granite work surfaces
- * fitted appliances to remain; oven, grill, gas hob with extractor above & dishwasher
- * Utility room with useful storage, plumbing for fitted appliances & door to the rear garden
- * Downstairs toilet
- * Master bedroom with fitted wardrobes & en-suite shower room
- * Two further double bedrooms, both benefiting from fitted wardrobes
- * Modern family bathroom suite with bath and separate walk-in shower

GARDENS AND GROUNDS

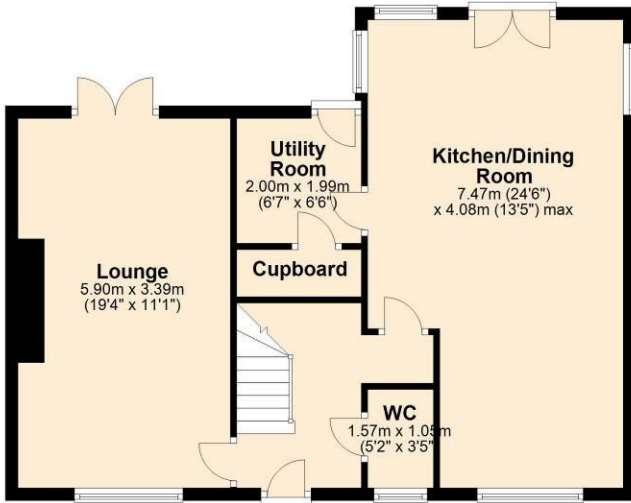
- * Private driveway parking for several cars
 - * Detached single garage
 - * Enclosed rear gardens with a range of lawned, patio and gravelled areas
 - * With pleasant views over the stream
 - * Further side garden, laid to lawn
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TENURE AND SERVICES

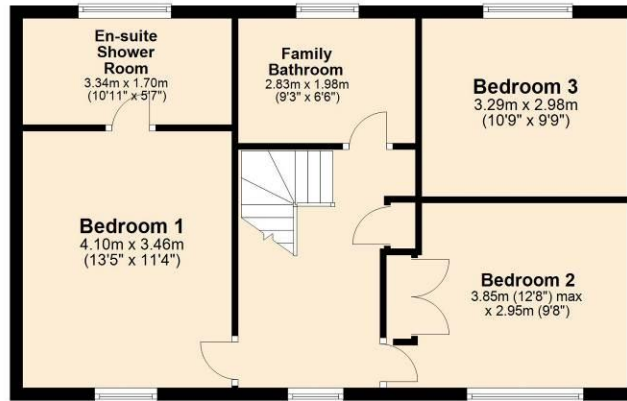
Freehold. All mains services connect to the property. With underfloor heating throughout.



Ground Floor
Approx. 63.4 sq. metres (682.5 sq. feet)

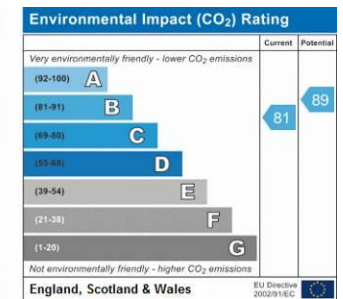
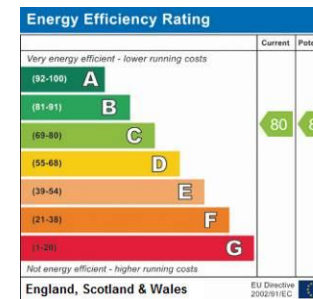
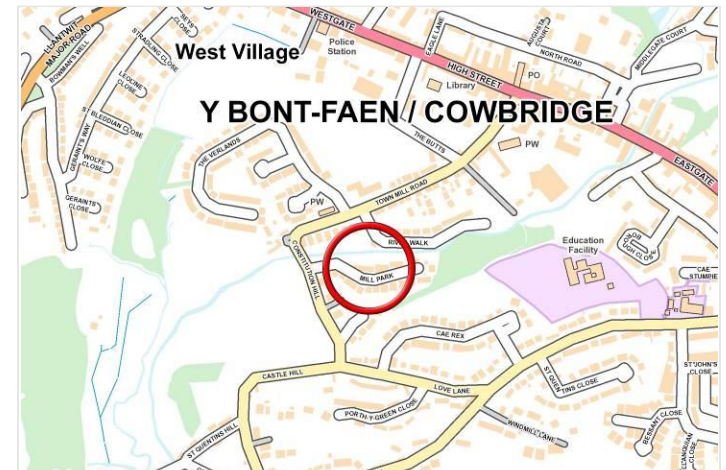
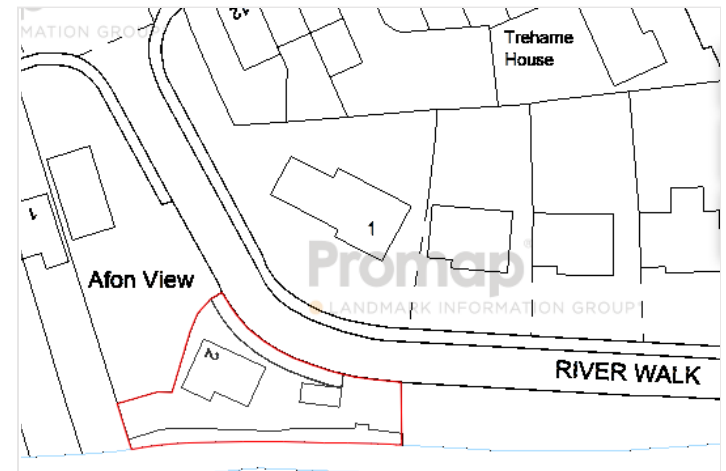


First Floor
Approx. 57.9 sq. metres (622.9 sq. feet)



Total area: approx. 121.3 sq. metres (1305.4 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



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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