



11 Duffryn Close
St. Nicholas, Vale of Glamorgan, CF5 6SS





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Vale of Glamorgan, CF5 6SS

£399,950 Freehold

3 Bedrooms : 1 Bathrooms : 2 Reception Rooms

A semi detached, 3 bedroom family home close to the end of this cul de sac and with south-facing rear garden. With considerable scope to modernise, improve and extend (subject to any appropriate consents), the accommodation currently includes: living room, dining room, kitchen with pantry. Adjoining single storey with store room, wc and boiler cupboard. To the first floor are three double bedrooms and a shower room. Driveway and garden to front. Backing on to playing fields, the south facing rear garden has a lawn, garage and store shed.

Directions

From our office in Cowbridge Town Centre, travel in an easterly direction along the A48 towards Cardiff. Travel through the village of Bonvilston and into St Nicholas. At the centre of the village, bear right at the traffic lights into Dyffryn Lane. Duffryn Close is location in 300 yards on the left hand side.

- Cowbridge 6.6 miles
- Cardiff City Centre 6.4 miles
- M4 (J33) 5.5 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * A semi-detached family home located close to the end of this cul de sac.
- * Considerable scope to modernise and improve
- * Potential to extend (subject to appropriate consents)
- * Entrance porch opens into ground floor hallway from which stairs run to the first floor and doors open to a living room and to a dining room
- * Living room with gas fire recessed within chimney breast and windows looking over the rear garden
- * Dining room looking over front garden and connecting door into kitchen
- * Kitchen with a range of fitted units with oven and hob to remain; space and plumbing for washing machine
- * The kitchen has its own shelved pantry and low level fridge
- * Beyond the kitchen is a single storey, rear entrance hallway with doors opening to a store room, a WC and to a boiler cupboard / store
- * First floor landing area with particularly deep store cupboard and doors to all bedrooms and to the shower room
- * All three bedrooms are double rooms; two look over the rear garden and onto playing field with beyond farmland
- * Shower room with broad shower, WC and basin

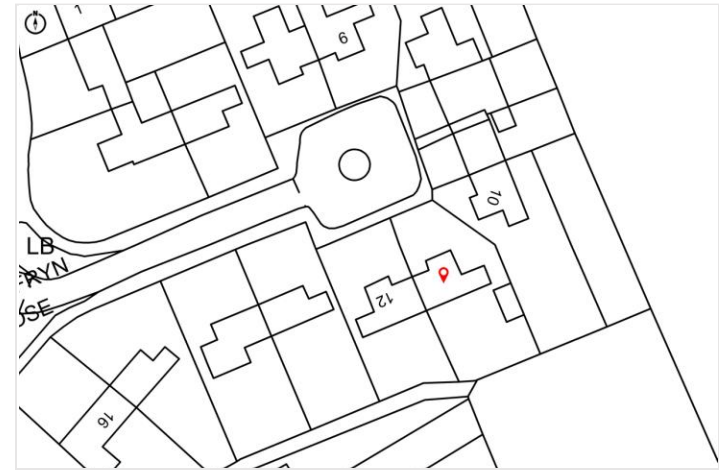
GARDENS AND GROUNDS

- * From the end of the cul de sac, a gated entrance opens onto a driveway / path fronting the property
- * Much scope to create additional parking within this front garden area.
- * Path leads to front entrance and also continues to the side of the house to the garage and the rear garden
- * Detached prefabricated garage (approx. max 5.5m x 2.9m) access via an up and over door; new roof c 2020
- * South facing garden mainly laid to lawn with greenhouse and timber store shed to remain
- * A gated entrance opens onto playing fields for use by all residents of Duffryn Close and Button Ride

TENURE AND SERVICES

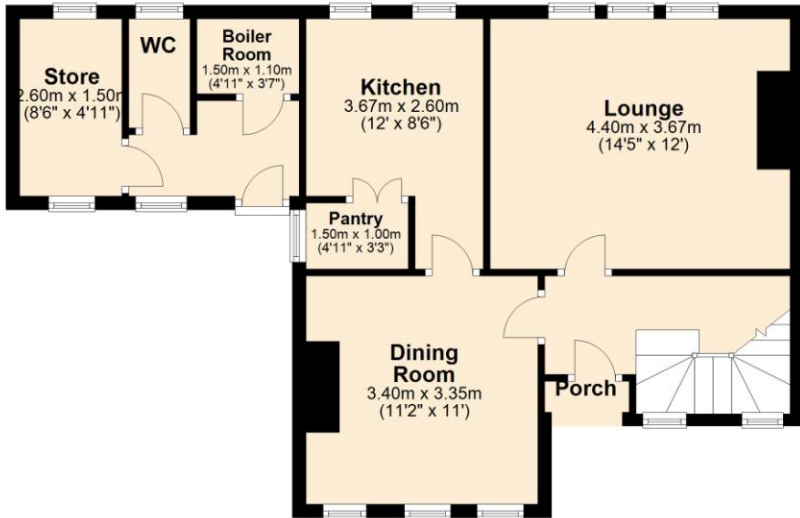
Freehold. All mains services connect to the property. Gas-fired central heating.





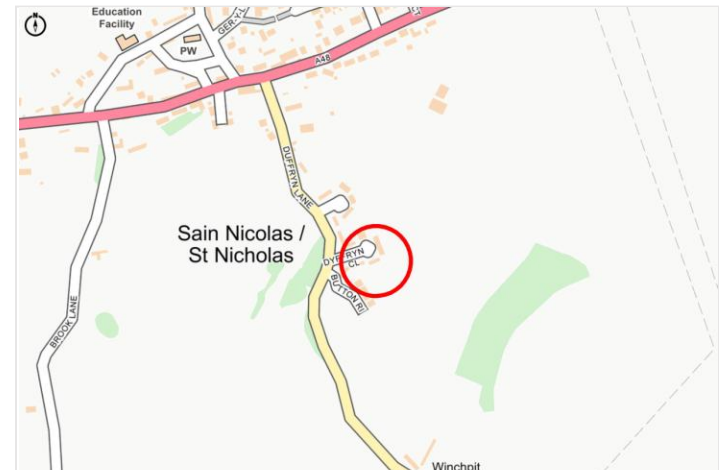
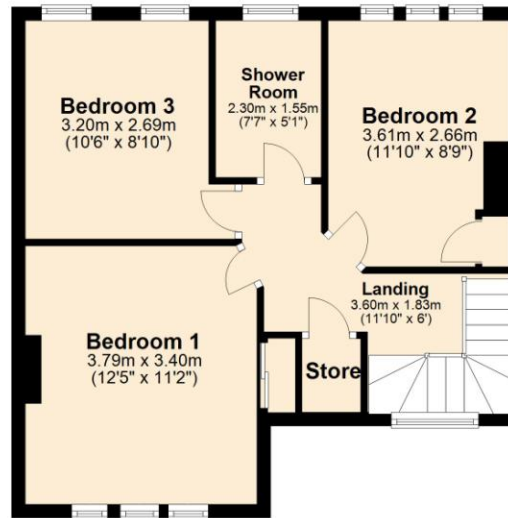
Ground Floor

Approx. 56.5 sq. metres (608.4 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.4 sq. feet)



Total area: approx. 101.9 sq. metres (1096.8 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & 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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