



3 Court Close, Aberthin
Cowbridge, Vale of Glamorgan, CF71 7EH





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Offers in excess of £600,000 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

- A well-presented, four bedroom detached family home.

Accommodation & Amenities;

- Entrance hall • Living room • Sitting room
- Kitchen/dining/family room • WC

To the first floor;

- Master bedroom with en-suite • Three further double bedrooms • Family bathroom

Gardens & Grounds;

- Off road parking • Garage • Front & rear enclosed gardens.

Directions

From our office in Cowbridge, travel in an easterly direction along High Street into Eastgate. At the traffic lights, turn left into Aberthin Road. Pass Cowbridge Comprehensive School and, on entering Aberthin Village, take the right hand turn immediately after the Hare and Hounds public house. Travel along this road for about 200 yards, passing 'The Orchard' to your right and then turn left into Court Close. Bear right on entering the cul de sac to find no 3 to your left.

Your local office: Cowbridge

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Summary of Accommodation

SITUATION

The Village of Aberthin includes a combination of stone-built Cottages and houses together with more modern properties and is surrounded by farmland and the adjoining Stalling Down Common which allows pleasant walks. The Village also includes two public houses and a Village Hall. The nearby Market Town of Cowbridge has a range of shops and services to suit all needs. There are well regarded local Primary and Secondary Schools in addition to a public library, health centre and Old Hall Community Centre. Recreation facilities include a leisure centre and various sporting clubs, which offer tennis, squash, cricket, rugby, football and bowls.

ABOUT THE PROPERTY

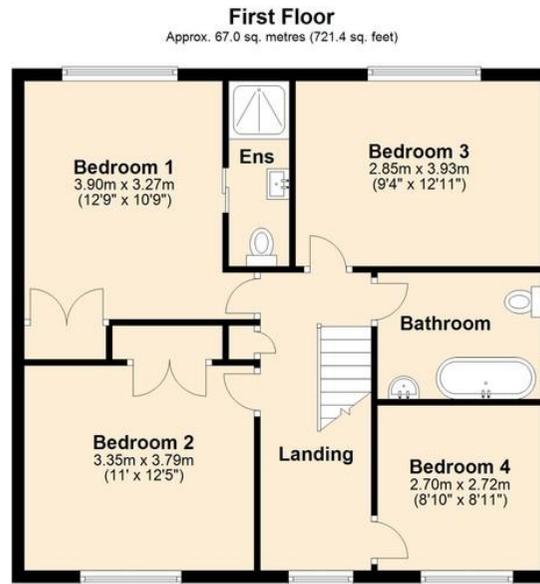
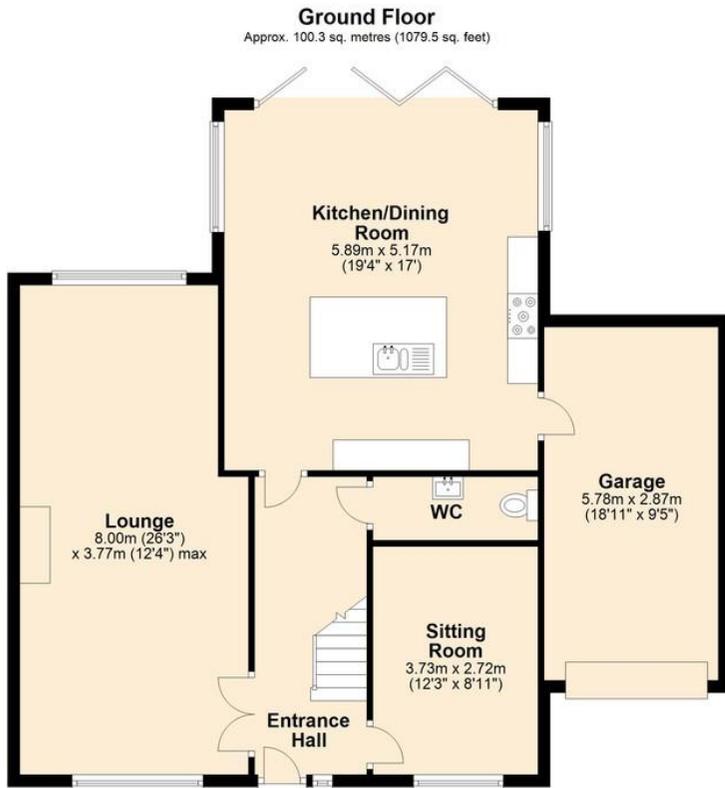
- * Entrance hall with access to principle reception space
- * The living room is a generous reception room which runs the length of the property. Fitted with a central feature log burner.
- * Sitting room provides a versatile second reception room, currently fitted with a hand crafted media unit
- * A stunning kitchen/dining/family room
- * The kitchen is fitted with a range of units and kitchen island, with quartz worktops
- * Integral appliances to remain; fridge/freezer, dishwasher, induction hob & oven/grill
- * The kitchen open into the dining/family room with bi-fold door leading to the rear garden
- * WC
- * To the first floor;
- * Master bedroom with fitted storage & en-suite shower room
- * Three further double bedrooms
- * Family bathroom

GARDENS AND GROUNDS

- * Driveway parking with ample parking
 - * Garage with stable door, with power and integral door
 - * Front garden which is predominantly laid to lawn
 - * Rear garden with patio and lawned areas
 - * Bordering the garden is a variety of mature shrubs and bushes
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TENURE AND SERVICES

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



Total area: approx. 167.3 sq. metres (1800.9 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		
(69-80)	C		82
(55-68)	D	62	
(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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