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**14 Wolfe Close**  
Cowbridge, Vale of Glamorgan, CF71 7AZ

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## 14 Wolfe Close

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CF71 7AZ

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£380,000 Freehold

- A spacious, three-bedroom semi-detached home, within a short walk of Cowbridge town centre.

Accommodation & Amenities;

- Porch • Entrance hall • Kitchen/dining room
- Lounge • Study/bedroom 4 • Utility/wc.

To the first floor;

- Three bedrooms • One of which benefits from an en-suite shower room • Further family bathroom.

Gardens & Grounds;

- Double driveway • Detached garage • Landscaped rear garden.

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### Directions

From our offices in Cowbridge town centre, travel along High Street into Westgate. Turn left into Llantwit Major Road and proceed up the hill, taking the next left into Geraints Way. Bear left after about 100 metres, to find the turning into Wolfe Close to your right after a further 50 metres. No 14 is to the left hand side of this cul des sac.

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**Your local office: Cowbridge**

T 01446 773500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)





## Summary of Accommodation

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### SITUATION

The Historic Market Town of Cowbridge is at the heart of the rural vale and is famous for its quality, individual shops, boutiques; restaurants, pubs and cafes; and is home to a centrally positioned Waitrose store. Further services include a health centre, leisure centre, various sporting clubs, public library and Old Hall Community Centre. There are also local primary and secondary schools within the town itself. Access both east and west is via the A48. 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 around 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 beaches lies to the south and west.

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### ABOUT THE PROPERTY

- \* A side entrance porch opens into a hallway, off which all the ground floor rooms are located.
  - \* A spacious lounge has bi-fold doors leading to the rear garden and features a contemporary log burner recessed within a chimney breast
  - \* Second reception room/study/bedroom 4..
  - \* The kitchen/dining room running the full width of the property. This has a limestone tiled floor and room for a family dining table and is open to a superb, hand-crafted solid wood 'Neptune' kitchen with granite surfaces.
  - \* Integral appliances to remain; 'Bosch' oven, induction hob, Belfast sink, dishwasher & fridge.
  - \* A separate cloakroom/utility room has ample storage space and plumbing for a washing machine
  - \* To the first floor are three bedrooms.
  - \* The master bedroom looks over the rear garden & has a modern en suite shower room.
  - \* A large second bedroom enjoys a southerly aspect, as does the third single bedroom. These two bedrooms share use of a modern family bathroom suite.
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### GARDENS AND GROUNDS

- \* Double driveway off road parking, a path runs to the side and to an entrance porch & the principal entrance doorway.
  - \* Detached single garage (approx. 5.3m x 2.75m) via an up & over door, which benefits from a power supply.
  - \* To the rear of the property is a larger landscaped garden, with raised patio, lawn & stone chipping areas
  - \* A gated entrance opens to a footpath beyond the rear boundary fence which in turn runs through to the 'Police Fields' rugby pitches.
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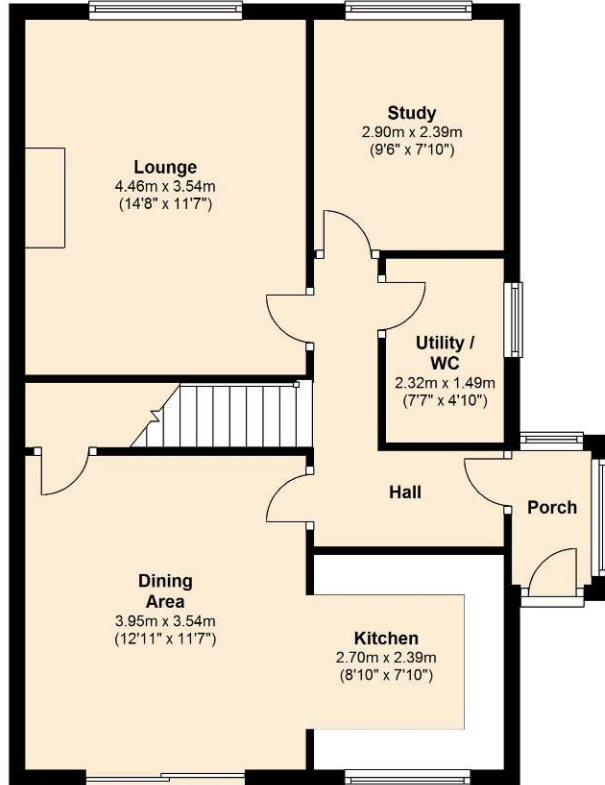
### TENURE AND SERVICES

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

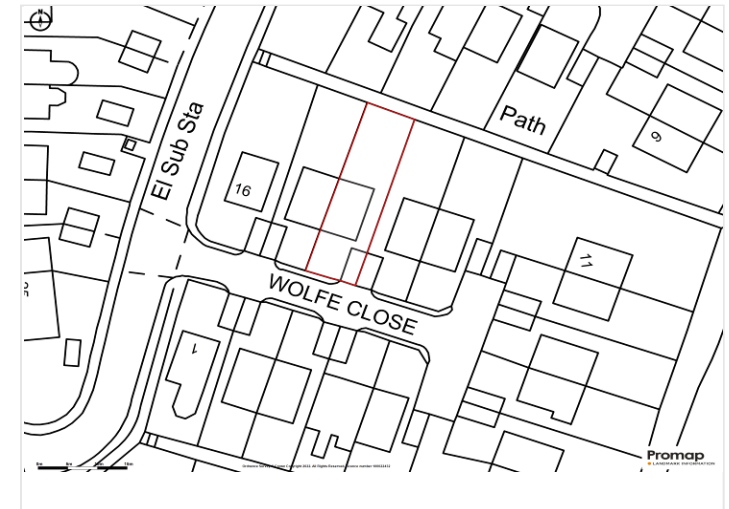
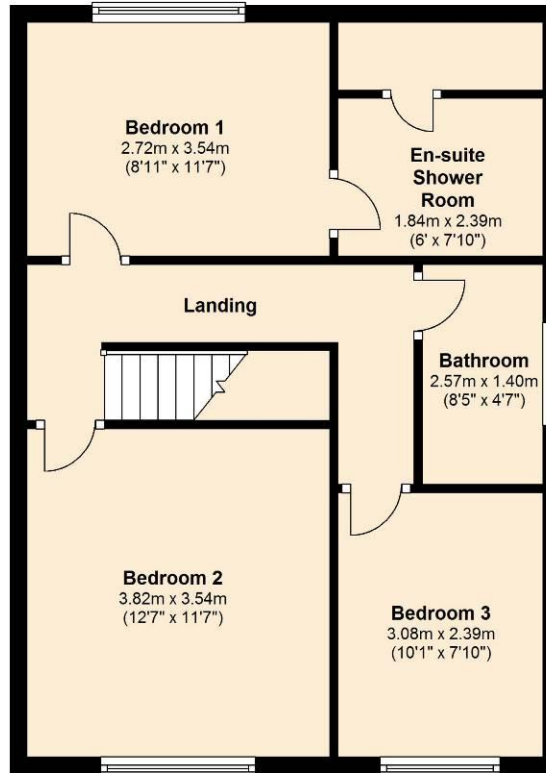
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**Ground Floor**  
Approx. 58.6 sq. metres (630.9 sq. feet)



**First Floor**  
Approx. 51.6 sq. metres (555.3 sq. feet)



EPC Graph To Be Inserted



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