



The Stables, Cae Stumpie
Cowbridge, CF71 7DL

WATTS & MORGAN 160
YEARS



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Cowbridge,
Vale of Glamorgan, CF71 7DL

£625,000 Freehold

4 Bedrooms : 2 Bathrooms : 3 Reception Rooms

An impeccably presented four bedroom detached property conveniently located for Cowbridge Town. An individually designed property nestled in a private position in a quiet cul-de-sac. Accommodation comprises; superb entrance hallway, principal lounge, second sitting room, kitchen/dining room with appliances, two ground floor double bedrooms and a 4-piece family bathroom. Separately accessed annexe / converted garage with living room and utility. Two first floor double bedrooms; one with en-suite and dressing room. Externally benefiting from wrap-around low maintenance pretty gardens with patio areas and lawn. Viewing highly recommended to appreciate the high specification throughout. EPC Rating; D.

Directions

From our offices in Cowbridge town centre, travel along High Street onto Eastgate. Turn right into Croft Street and left at the T-junction; then take the immediate right turn into Cae Stumpie where the property can be found on the left hand side; just beyond the garages.

- Cowbridge Town Centre 0.3 miles
- Cardiff City Centre 15.7 miles
- M4 (J35) 6.9 miles

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Summary of Accommodation

ABOUT THE PROPERTY

- * A welcoming entrance hallway with vaulted ceiling, Velux windows and textured tiled flooring leads into a light and airy principal reception room which a dual aspect. This generous lounge offers a freestanding multi-fuel burner with natural stone fire surround and wood flooring.
- * To the rear of the property lies the kitchen/dining room which is a lovely entertaining space with French doors leading onto the rear patio. The kitchen has been fitted with a range of farmhouse cream shaker style wall and base units with solid oak butchers block work surfaces and co-ordinating dresser with wrap around breakfast bar.
- * A range of appliances to include; 'Leisure' freestanding range cooker with extractor hood over, integral fridge/ freezer, additional drinks fridge and dishwasher. Further presenting; a Belfast sink with waste incinerator.
- * An additional reception room offers versatility as a second sitting room/family room with front-facing window and wood flooring.
- * Further down the hallway, lies two double bedrooms which have shared use of a contemporary 4-piece bathroom with luxurious roll-top bath and separate shower enclosure.
- * The larger of the two bedrooms has access into the annexe / converted garage with utility, living area and its own access to front and rear gardens.
- * The first floor galleried landing benefits from a fitted storage cupboard.
- * Bedroom two is a good size double room with front facing window offering an outlook over the cul-de-sac and further across over countryside. Benefiting from a range of built-in eaves storage cupboards with one cupboard housing the hot water tank.
- * Bedroom one is a fantastic size double room with three large eaves storage cupboards; double doors open into an en-suite shower room and, again, onto a dressing room.

GARDENS AND GROUNDS

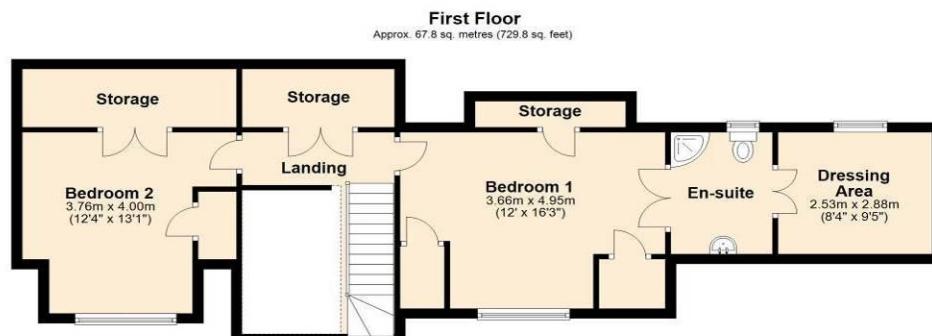
- * Sweeping private block paviour driveway providing off-road parking for several vehicles; enclosed by a part stone wall and mature hedgerow.
- * The south-facing frontage is an ideal position for a bistro table with raised lawn and evergreen borders with side access provided to either side of the property. To one side is a double opening gate leading to the rear providing additional parking/bin area.
- * The fully enclosed rear garden backs onto Ysgol Iolo Morganwg and is a peaceful, private area with the majority laid to circular patio with chippings and steps lead onto a raised lawn with timber storage shed to remain.
- * An additional area lies beyond the kitchen which provides a west-facing patio area -ideal for a hot tub.

ADDITIONAL INFORMATION

All mains services connected. Freehold. Council Tax Band; G.

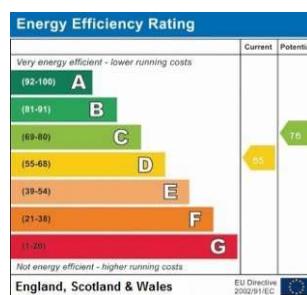
PROCEEDS OF CRIME ACT 2002

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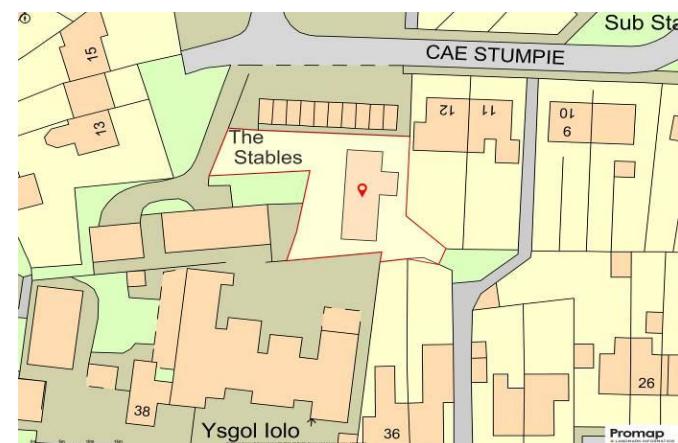


Total area: approx. 189.4 sq. metres (2038.3 sq. feet)

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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