



23 Clisson Close, Cowbridge,  
Vale Of Glamorgan, CF71 7FP

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YEARS



# 23 Clisson Close, Cowbridge, Vale Of Glamorgan, CF71 7FP

£460,000 Freehold

**4 Bedrooms : 2 Bathrooms : 1 Reception Room**

An immaculate, four bedroom, bay-fronted modern home located in walking distance of Cowbridge Town. Built by 'Taylor Wimpey' in May 2022; this 'Midford' design comprises; entrance hallway, cloakroom/WC, generous lounge, sleek kitchen/dining room with French doors onto patio and utility. To the first floor; bedroom one with fitted wardrobes and en-suite, three further bedrooms and a 3-piece bathroom. Externally presenting private off-road parking for two vehicles leading to a single garage and rear garden with patio/lawn. Viewing recommended to appreciate the quality extras added to this property.

EPC Rating; B.

## Directions

From our Offices in Cowbridge High Street, travel in a westerly direction taking a left turning into Llantwit Major Road. Proceed up the hill and, after about 3/4 of a mile, turn right onto the new 'link' road; then take the first right into Dunraven Close on the 'Clare Garden Village' development, bearing left at the end of the street and into Clisson Close where the property can be found on the right.

- Cowbridge Town Centre 0.7 miles
- Cardiff City Centre 17.3 miles
- M4 (J35) 6.1 miles

**Your local office: Cowbridge**

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## Summary of Accommodation

### ABOUT THE PROPERTY

- \* Located on the new 'Clare Garden Village' development in Cowbridge.
- \* A composite door opens into the welcoming light and airy hallway with carpeted staircase to first floor with useful large storage cupboard; ideal for cloaks and shoes. The hallway provides a modern 2-piece cloakroom.
- \* A glass paned doors leads into the lounge which is a generous neutrally decorated reception room with a broad bay-window with shutter blinds.
- \* Spanning the width of the property to the rear is the kitchen/dining room which has been fitted with a contemporary high gloss handless 'Sigma 3' kitchen, plus co-ordinating central island with breakfast bar area, 'Quartz' worktop, upstands and sills with LED plinth lighting. The kitchen offers a range of 'AEG' appliances to remain to include; 4-ring induction hob, double oven with grill, fridge/freezer and dishwasher. Further presenting ceramic tiled flooring and ample space for dining table and chairs with French doors leading out onto the rear patio area.
- \* Off from the kitchen is a utility room with additional wall and base units, 'Quartz' work surface and integral washer/dryer.
- \* To the first floor is a large landing with all doors leading off and a loft hatch provides access to the loft space.
- \* Bedroom one is a good size double room with the added benefit of a triple fitted wardrobe and bay-window with shutter blinds. This room enjoys use of a fully tiled 3-piece en-suite shower room.
- \* On offer to this floor is a further double bedroom with fitted wardrobes; along with two comfortable single rooms - one with fitted wardrobes and the other currently occupied as a home office.
- \* All bedrooms have shared use of the fully tiled 3-piece bathroom which is presented with a 3-piece white suite with double shower over bath.

### GARDENS AND GROUNDS

- \* No.23 is approached off Clisson Close onto a private driveway providing off-road parking for two vehicles leading to a single garage with manual up and over door with courtesy gate leading to the rear garden.
- \* To the rear of the property lies a south-east facing garden with patio area; ideal for al-fresco dining. The remainder of the garden is laid to lawn and fully enclosed via close board fencing with external power socket and space behind garage for storage shed.

### ADDITIONAL INFORMATION

Freehold. All mains services connected. Council Tax Band: TBC. 10 year NHBC Warranty from May 2022.

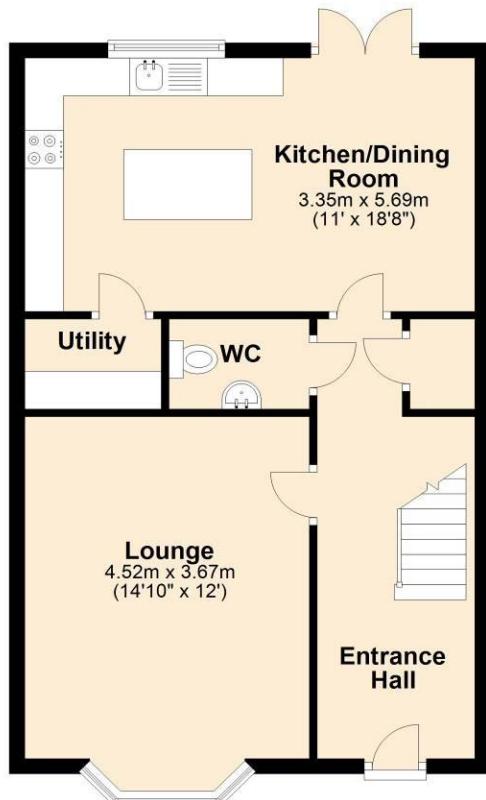
### PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.



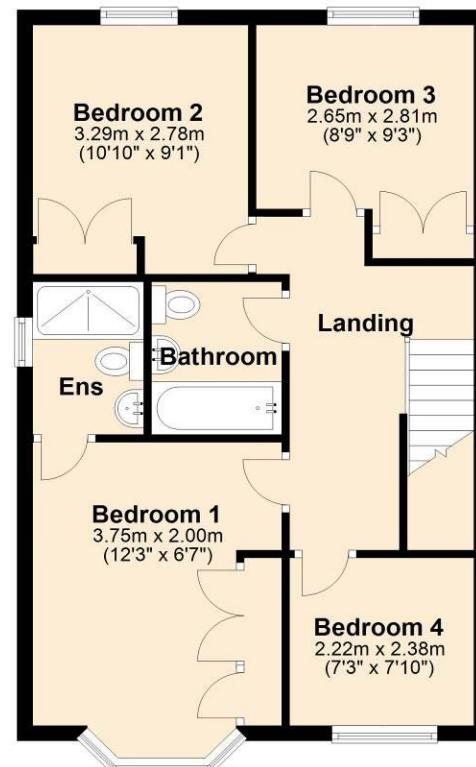
## Ground Floor

Approx. 53.6 sq. metres (577.2 sq. feet)



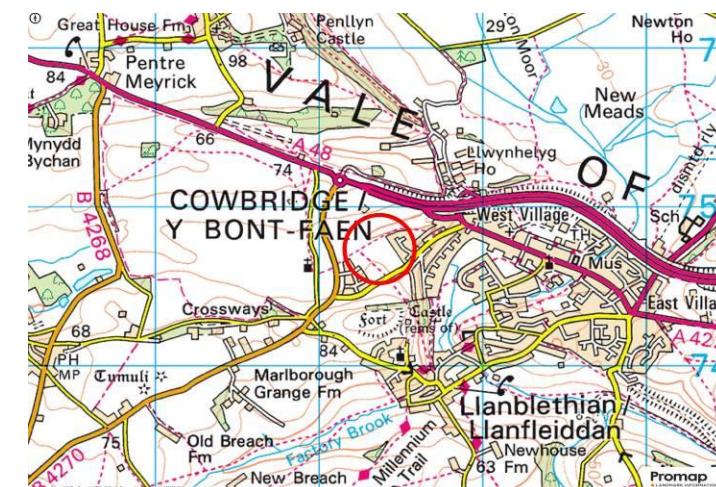
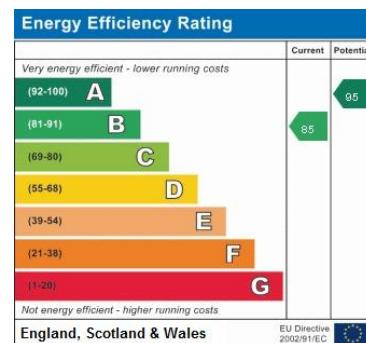
## First Floor

Approx. 52.9 sq. metres (569.3 sq. feet)



Total area: approx. 106.5 sq. metres (1146.4 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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