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The Verlands, COWBRIDGE
£650,000

 peter
alan

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About the property

This spacious family home is superbly located in one of the area's most sought-after residential spots. The property boasts views of playing fields and offers plenty of scope to personalise and make it your own.

Conveniently situated within walking distance of Cowbridge High Street, the home benefits from easy access to a wide variety of independently owned shops, cafes, and restaurants, as well as highly regarded schooling for all age groups. Excellent transport links, including the A48 and M4, ensure major centres are easily commutable.

The well-proportioned accommodation briefly comprises: a welcoming entrance hall, two generously sized reception rooms, conservatory with access to the rear garden, kitchen/breakfast room, utility room and a shower room. Upstairs, there are four generous bedrooms, and a family bathroom.

Externally, the property features a lawned front garden and a driveway providing parking leading to a garage equipped with light and power. Gated side access leads to the enclosed rear garden, laid to patio areas and lawn - ideal for outdoor entertaining or family enjoyment.

Accommodation

Agents Note

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'

Hallway

Access via obscured glazed door, stairs leading to the first floor, doors leading to reception room one and rear hall, radiator.

Front Reception Room

16' 10" (Max) x 15' 5" (5.13m (Max) x 4.70m)

UPVC double glazed window to front, gas fireplace with marble hearth, radiator.

Rear Hall

Storage cupboards, door to kitchen, utility, shower room and rear reception room.

Rear Reception Room

22' 7" (Max) x 12' 3" (Max) (6.88m (Max) x 3.73m (Max))

UPVC double glazed window to side, windows looking into conservatory, door into sun room.

Conservatory

18' 8" x 6' (5.69m x 1.83m)

Windows with views of the garden, door leading to the garden, partly glazed roof, radiator.

Kitchen / Diner

11' 11" x 11' (3.63m x 3.35m)





Units to base and wall height, electric oven with gas hob over, sink and drainer, cupboard housing boiler, radiator, tiled flooring, door to conservatory, UPVC double glazed window overlooking the rear garden and UPVC double glazed window to the side.

Utility

6' x 3' 8" (1.83m x 1.12m)
UPVC double glazed obscured windows, radiator, electrical points.

Shower Room

Shower cubicle, bidet, pedestal wash hand basin, WC, UPVC double glazed window to side, radiator.

Landing

UPVC double glazed obscured window to side, cupboard housing water tank, access to loft space, doors to four bedrooms and bathroom.

Bedroom One

15' 1" x 10' 7" (4.60m x 3.23m)
UPVC double glazed window to front, radiator, carpeted.



Bedroom Two

12' 3" x 9' 10" (3.73m x 3.00m)
UPVC double glazed window overlooking the rear garden and playing fields, radiator, fitted wardrobes.

Bedroom Three

12' 1" x 11' 8" (Max) (3.68m x 3.56m (Max))
UPVC double glazed windows to the front. Radiator.

Bedroom Four

10' 9" x 6' 9" (Max) (3.28m x 2.06m (Max))
UPVC double glazed window to rear overlooking the rear garden and playing fields, radiator.

Bathroom

Bath with hand held shower attachment, push button WC, pedestal hand wash basin, UPVC double glazed window to side, partially tiled walls, vinyl flooring, radiator.

Front Garden

Mostly laid to lawn with driveway and access to the garage via up and over door. gate leading to the rear garden.



Rear Garden

Laid to patio and lawn, mature shrubs, fencing and wall to boundary, water tap, views of the playing fields.

Agents Note

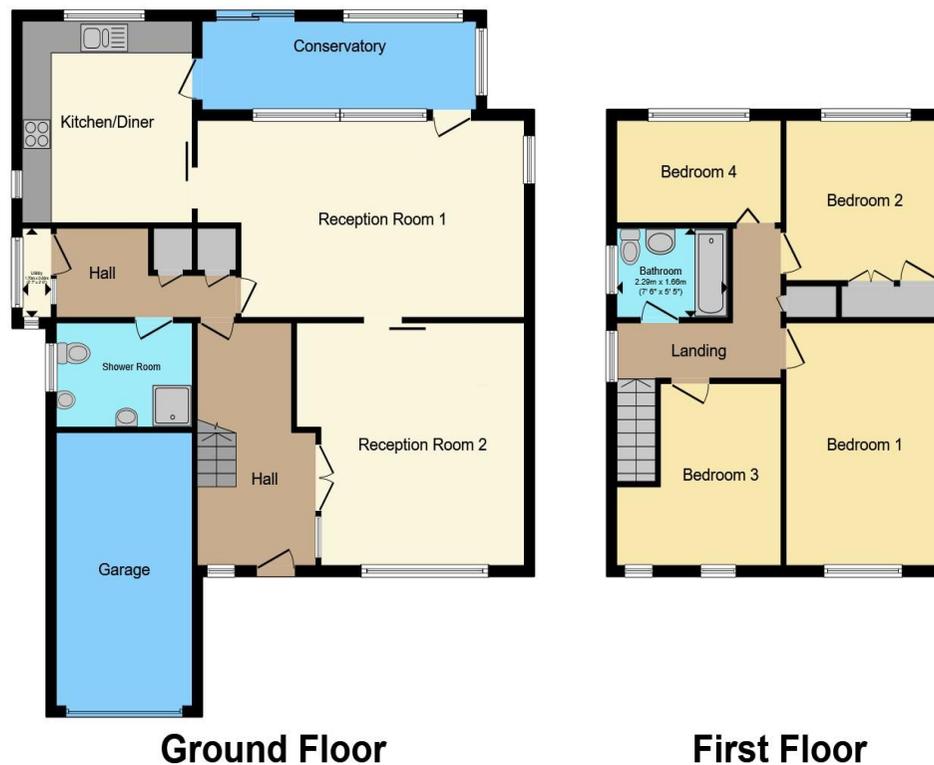
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Total floor area 166.4 m² (1,791 sq.ft.) approx

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