



Wolfe Close, Cowbridge

£275,000

- To be sold with no onward chain
- Two/three bedroom detached house
- Potential to extend subject to planning
- Walking distance to Cowbridge High Street
- Second reception room suitable as a third bedroom
- Two first-floor bedrooms and family bathroom
- Front and rear gardens and garage
- EPC Rating: Awaited



 3  1  1



About the property

A fantastic opportunity to acquire a two/three bedroom detached house located within close proximity to Cowbridge High Street. In need of full renovation, this property offers excellent scope for improvement and the potential to extend, subject to the necessary planning permissions.

The ground floor accommodation comprises a kitchen, a main reception room, and a second reception room that could alternatively be utilised as a third bedroom. To the first floor are two bedrooms and a family bathroom.

Outside, the property benefits from both front and rear gardens, along with a garage positioned to the front. Offering superb potential in a highly sought-after location, this property presents an ideal renovation project for those looking to create a bespoke home in Cowbridge.



Hallway

Accessed via glazed door with side panel, understairs storage, doors to kitchen, reception room one and bedroom three / reception room two, radiator, stairs leading to the first floor.

Kitchen

15' 1" x 7' 5" (4.60m x 2.26m)
Glazed door leading to the front garden, windows to side and front, radiator.

Reception Room 1

19' 10" x 13' 5" (Max) (6.05m x 4.09m (Max))
Window overlooking the rear garden, radiator.

Reception Room 2 / Bedroom 3

12' x 9' 2" (3.66m x 2.79m)
Window to front, radiator.

First Floor Landing

Doors leading to two bedrooms and bathroom.

Bedroom One

13' 5" (Max) x 10' 1" (Max) (4.09m (Max) x 3.07m (Max))

Window to rear, under eave storage, fitted wardrobe, radiator.

Bedroom Two

12' x 10' 6" (3.66m x 3.20m)
Window to front, under eave storage, fitted wardrobe, radiator.

Bathroom

Window to side, in need of full refurbishment with bath, wash hand basin and WC.

Front Garden

Laid to lawn with mature shrubs, accessed via pedestrian gate, path leading to kitchen door and around to both sides of the property, access to garage.

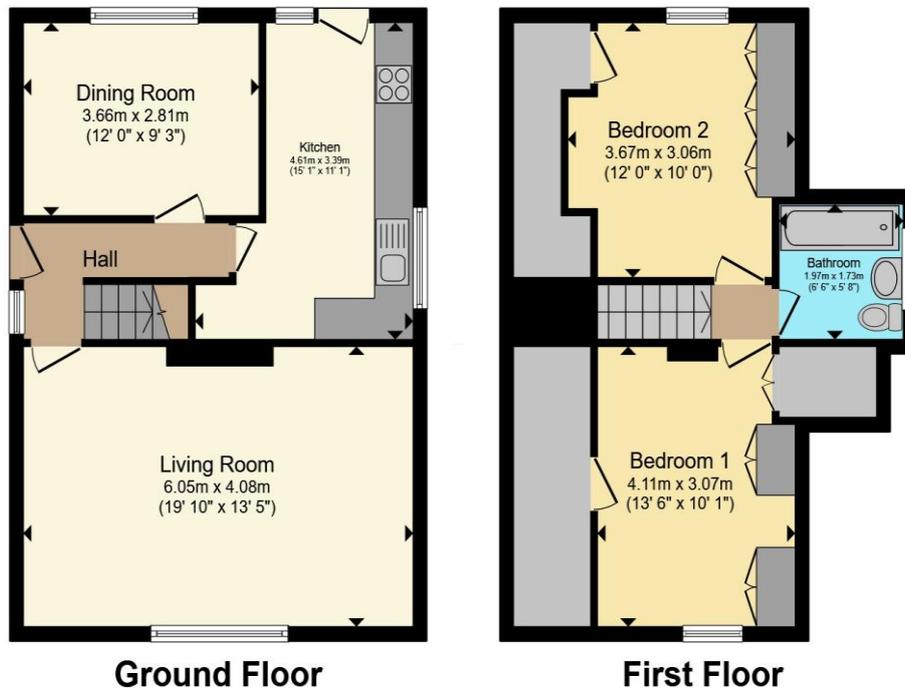
Garage

20' 5" x 9' (6.22m x 2.74m)
Power and lighting, up and over door to front, power and lighting.

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Floorplan



Total floor area 96.4 m² (1,037 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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