



**5 Crescent Close**  
Cowbridge, Vale of Glamorgan, CF71 7EB









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£235,000 Freehold

### 2 Bedrooms : 1 Bathrooms : 1 Reception Rooms

A two bedroom, end link home with westerly views over Cowbridge and scope to improve and extend. Kitchen-dining room, living room opening to garden. Largest, double bedroom with built in wardrobes; second single; shower room. Ample driveway parking and car port. Low maintenance rear garden.

EPC rating: C73

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#### Directions

From our Cowbridge Office travel in an Easterly direction along High Street to the traffic lights. Turn right at the traffic lights onto the St. Athan Road and, after about 150 metres, turn left into Crescent Close. No 5 will be to the right hand side of this cul de sac.

- Cardiff City Centre 16.6 miles
  - M4 (J35, Pencoed) 7.2 miles
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**Your local office: Cowbridge**

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## Summary of Accommodation

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### ABOUT THE PROPERTY

- \* A two bedroom, end link home with westerly views to the rear over Cowbridge
- \* Scope to improve and extend (subject to appropriate consents) as others have done in this cul de sac
- \* Porch with store cupboard
- \* Kitchen-dining room with window to front and fitted with a range of units.
- \* Ample room remains for a dining table
- \* Living room enjoying a westerly aspect and sliding opening to rear garden
- \* Landing area with doors to the two bedrooms and to the shower room
- \* Largest, double bedroom with built in wardrobes and westerly views over surrounding area
- \* Second good sized single looking to front
- \* Also shower room.

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### GARDENS AND GROUNDS

- \* Drop-down kerb from Crescent Close opens onto a courtyard-style front garden / parking area
- \* Parking area leads to a car port to one side from which a gated entrance leads in to the rear garden
- \* Low maintenance garden to rear including paved terrace accessed from living room
- \* Rear garden enjoys a westerly aspect
- \* Timber garden store shed to remain

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### TENURE AND SERVICES

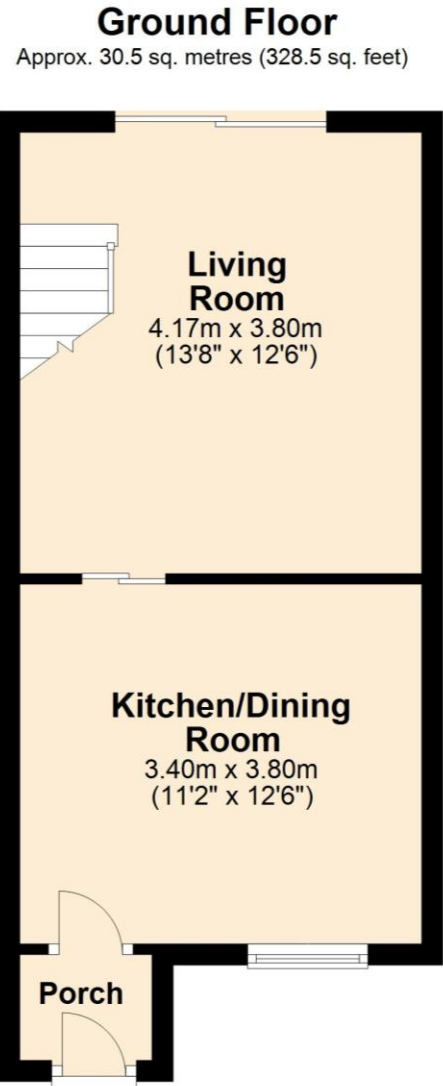
Freehold. All mains services connect to the property. Gas-fired 'combi' central heating

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### PROCEEDS OF CRIME ACT 2002

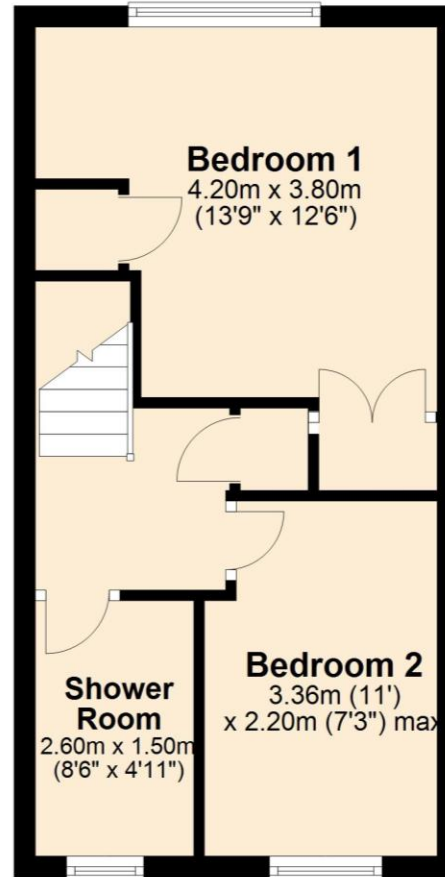
Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.





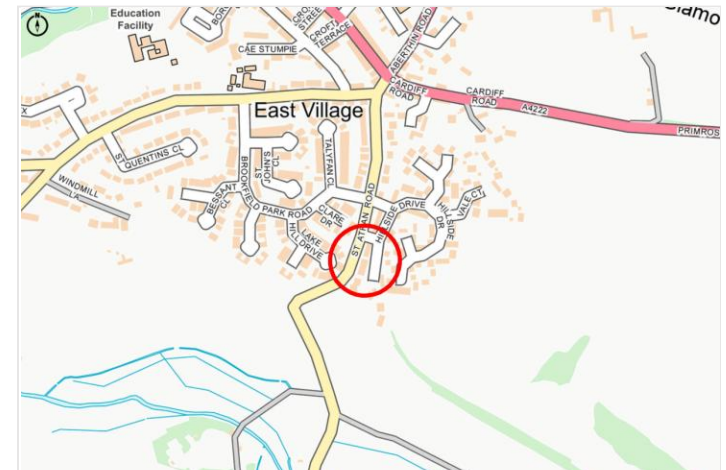
### First Floor

Approx. 26.4 sq. metres (284.1 sq. feet)



Total area: approx. 56.9 sq. metres (612.6 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |          | Current | Potential               |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs |          |         |                         |
| (92-100)                                    | <b>A</b> |         |                         |
| (81-91)                                     | <b>B</b> |         | 89                      |
| (69-80)                                     | <b>C</b> |         | 73                      |
| (55-68)                                     | <b>D</b> |         |                         |
| (39-54)                                     | <b>E</b> |         |                         |
| (21-38)                                     | <b>F</b> |         |                         |
| (1-20)                                      | <b>G</b> |         |                         |
| Not energy efficient - higher running costs |          |         |                         |
| England, Scotland & Wales                   |          |         | EU Directive 2002/91/EC |

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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