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**47 Dunraven Close**  
Cowbridge, Vale of Glamorgan, CF71 7FG

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## 47 Dunraven Close

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Vale of Glamorgan, CF71 7FG

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£399,950 Freehold

### 4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

A detached, four bedroom family home in exceptional order and located on this residential development close to Cowbridge. Living room with bay window to front, kitchen/diner running the width of the property and opening to the rear garden. Also utility room and ground floor cloakroom. To the first floor: master bedroom with en-suite shower room, three further bedrooms and contemporary family bathroom. Driveway parking and garage. Landscaped garden to rear with flagstone-paved patio and lawned garden beyond.

EPC rating: B85

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#### 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. No 47 will be to your right shortly after the turning to Eastfield Close.

- Cowbridge 1.1 miles
  - Cardiff City Centre 13.9 miles
  - M4 (J35, Pencoed) 5.9 miles
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#### Your local office: Cowbridge

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## Summary of Accommodation

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### ABOUT THE PROPERTY

- \* An exceptionally well presented family home within this popular development and conveniently located for Cowbridge Town.
- \* Entrance hallway with staircase to first floor; doors lead to lounge, to kitchen/diner, to an understairs store and to a cloakroom.
- \* A sizeable family living room with shuttered bay window looks to the front elevation.
- \* Kitchen/diner is a generously proportioned kitchen/dining room overlooking the rear of the property with window from kitchen area and double doors from dining area opening to the rear garden
- \* Distinct kitchen area with a good range of contemporary units and appliances to remain including: gas hob, double oven/grill, fully integrated fridge, freezer and dishwasher.
- \* There remains ample room for a generously sized dining table.
- \* A utility room is located off the kitchen providing additional storage space and plumbing for a washing machine.
- \* Landing area with doors to all four bedrooms and to bathroom.
- \* Largest, principle bedroom with shuttered windows and with its own contemporary en-suite shower room.
- \* Second double bedroom with built-in wardrobes, overlooking the rear garden.
- \* Third double bedroom also with fitted wardrobes and, again, overlooking the rear garden.
- \* Bedroom 4 with shuttered windows and looking to the front
- \* Contemporary family bathroom with shower over bath

### GARDENS AND GROUNDS

- \* Long driveway parking area to one side of the property leading, in turn, to the detached garage.
- \* Up and over door leading into the detached garage (approx. max. 6.2m x 3.2m).
- \* Landscaped, southerly facing sheltered garden to rear including an especially broad flagstone-paved patio seating area accessible directly from the kitchen/diner.
- \* There is space and an outdoor power point for a hot tub.
- \* Steps lead from the patio to a lawned area including, to one corner, an additional paved seating area to catch the afternoon and evening sun.

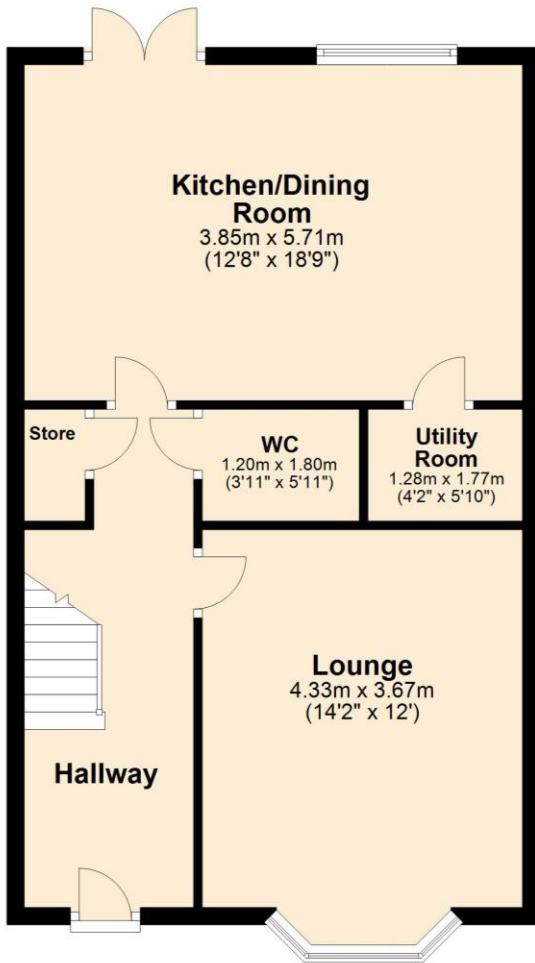
### TENURE AND SERVICES

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



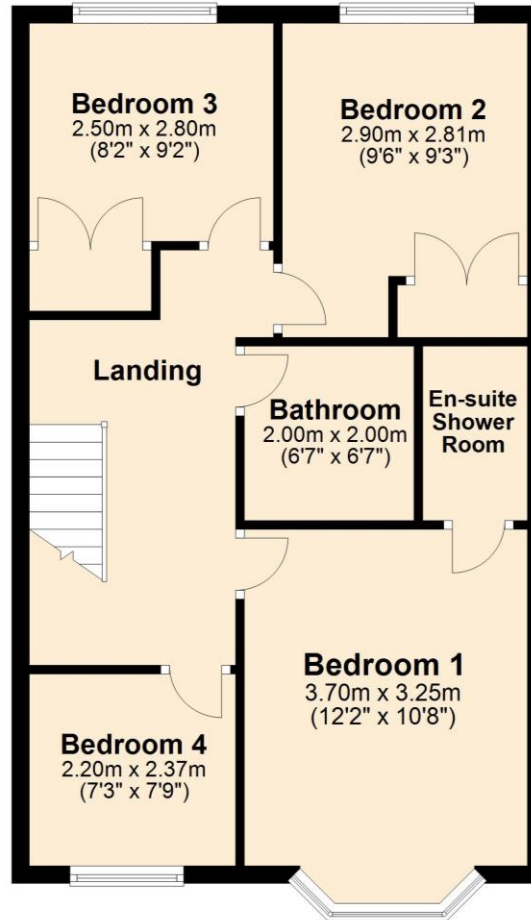
### Ground Floor

Approx. 55.4 sq. metres (596.4 sq. feet)



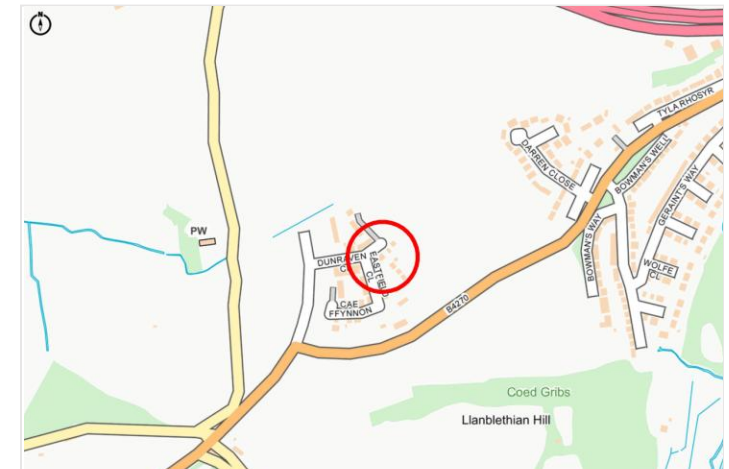
### First Floor

Approx. 54.9 sq. metres (591.5 sq. feet)



Total area: approx. 110.4 sq. metres (1187.8 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>		95
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(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	



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