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5 Clisson Close
Cowbridge, The Vale of
Glamorgan CF71 7FP

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Guide Price £467,500

Spacious and well presented modern detached 4 bedroom family house containing several improvements and upgrades including a wide glass balustraded rear terrace, extensive tiled flooring to ground floor, quality hot tub and pergola also to remain all within a convenient walking distance of Cowbridge Town Centre and amenities.

NO ONGOING CHAIN

Well presented detached 4 bedroom family home close to country walks and convenient for Cowbridge Town Centre

Entrance hall and cloakroom/utility, lounge, separate study/play room, large well appointed kitchen/dining room

4 bedrooms, family bathroom and en-suite shower room

Shallow front garden

Tarmacadam driveway and single garage

Wide porcelain tiled rear terrace with glass balustrading

Level lawn, hot tub (via negotiation) and pergola to remain

In superb condition





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Canopied entrance with composite double glazed door to central HALLWAY, (16'3" x 10'2" max) porcelain tiled floor, traditional spindle staircase with oak rail, recess lighting, coat cupboard and door to CLOAKROOM/UTILITY (5'10" x 5'4") modern white 'Roca' low level WC and wash hand basin inset in a wide roll top work surface with base cupboards and shelving, space and plumbing for washing machine and frosted double glazed window. LIVING ROOM, (15'1" x 10'8") fitted carpet, double glazed french doors to rear. STUDY/PLAY ROOM, (7'2" x 7'2") fitted

carpet, double glazed window to front with fitted shutters. KITCHEN/DINING ROOM, (22'8" x 9'4") tiled floor, double glazed shuttered window to front, ample room for large family dining table. Kitchen area with extensive range of light grey 'Shaker' style base and wall cupboards, roll top work surface with stainless steel one and a half bowl sink and drainer, integrated appliances including double oven, ceramic hob, extractor, dishwasher, washing machine and fridge freezer with mains gas 'Ideal' logic central heating boiler, french doors with fitted blinds to rear terrace.

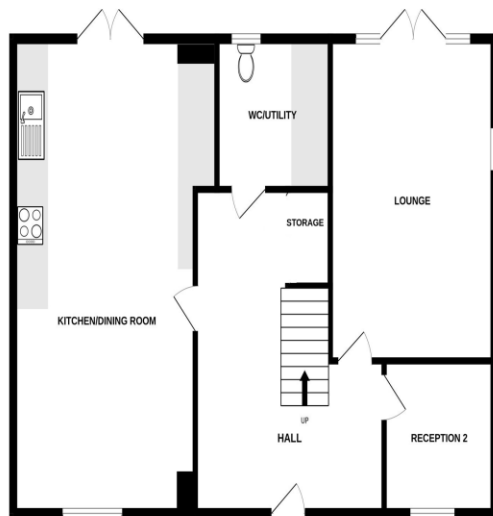
Staircase to LANDING with pressurised hot water cylinder tank. BEDROOM 1, (11'3" x 10'10") double glazed window with shutters to front elevation, built in double wardrobe and door to EN-SUITE SHOWER ROOM, (6'4" x 4'8") fully tiled to floor and walls, shower cubicle with glazed entry door, white pedestal wash hand basin and low level WC,

frosted double glazed window. BEDROOM 2, (9'6" x 9') fitted carpet, shuttered double glazed window and built in double wardrobe. BEDROOM 3, (9'6" x 9'10") built in double wardrobe, double glazed window with elevated views to rear. BEDROOM 4, (8'8" x 10'6" max) fitted carpet, double glazed window to rear. Principal BATHROOM, (6'10" x 5'6") white suite including panelled bath with shower and shower screen over, pedestal wash hand basin and low level WC, fully tiled to floor and walls, chrome heated towel rail and frosted double glazed window.

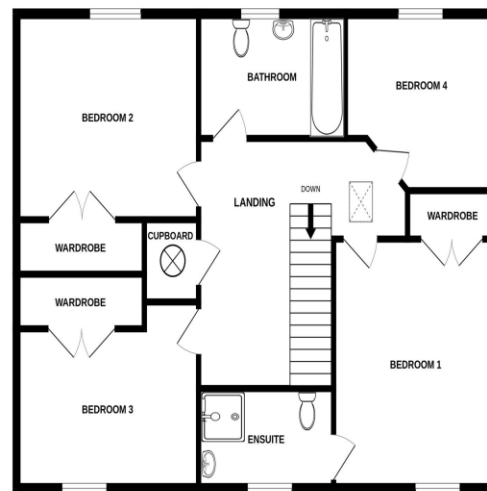
Pretty pebbled front garden with Griselinia hedge, tarmac driveway to side providing parking for two cars and access to single GARAGE, (20'2" x 10'6") single up and over door, light and power, connecting door to garden.

A wide paved TERRACE with glazed balustrading and steps down to a flat lawned rear garden planted with standard trees and shrub bed. A stepped pathway leads to the rear of the garage where there is a further paved area which contains a 'Retreat plus' hot tub (available by separate negotiation) and pergola.

GROUND FLOOR

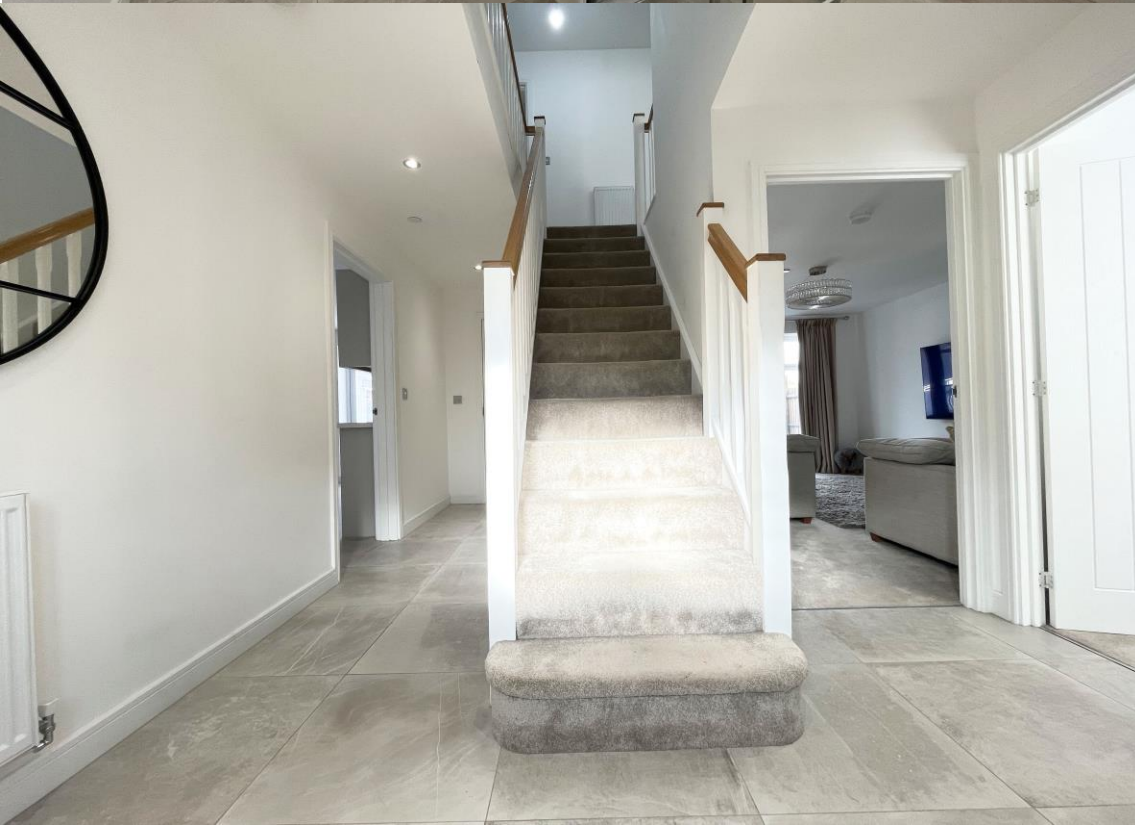


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Cowbridge offices travel in a westerly direction up The High Street, turning left onto the Llantwit Major Road. Follow this road for a short distance taking the first right turning into Clare Gardens, go straight on, turning right into Clisson Close where No. 5 lies on your left hand side.

Tenure

Freehold

Services

Mains water, electric, gas and drainage
Council Tax Band F
EPC Rating B

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through
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