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43 Dunraven Close,
Cowbridge, The Vale Of
Glamorgan, CF71 7FG

Asking price **Offers in Excess of
£450,000**

A very stylish, immaculately presented four double bedroom detached newly built family home that has been upgraded significantly, with part of the garage converted into a versatile home office, positioned favourable in the development only a short distance from the amenities of Cowbridge and major transport links.

Stylishly presented modern 4 double bedroom family home with part of the garage converted into a versatile home office

Hall, sitting room, open plan fully integrated kitchen/ breakfast/dining room, WC utility, playroom

Four double bedrooms, family bathroom and en-suite shower room

Landscaped South easterly facing rear garden

Many upgraded finished throughout with all shutters to remain

Walled frontage, large tandem double driveway to garage

Positioned favourably within the development

Whitford House Type

Viewing highly advised





A very stylish, immaculately presented four double bedroom detached, newly built, family home that has been upgraded significantly, with part of the garage converted into a versatile home office, positioned favourable in the development only a short distance from the amenities of Cowbridge and major transport links.

Pitch roof canopy over part glazed composite front door through to ENTRANCE HALL, (16'9" x 10'2"), porcelain tiled floor, two pendant ceiling lights, straight timber spindle stairs rising to first floor, large useful storage cupboard and additional WC just off, (5'3" x 5'9"), central fitted ceiling light, low-level modern Roca WC with inset wash hand basin, light grey gloss base units with open shelving below, composite concrete effect worksurface with matching splashback and frosted window to rear elevation. Spacious Open Plan KITCHEN/BREAKFAST/DINING SPACE, (23'2" x 9'3"), multiple recessed ceiling spotlights over kitchen, pendant ceiling light to dining space, grey modern high-gloss wall and base units, fully integrated with inset 1 1/2 stainless steel sink drainer and

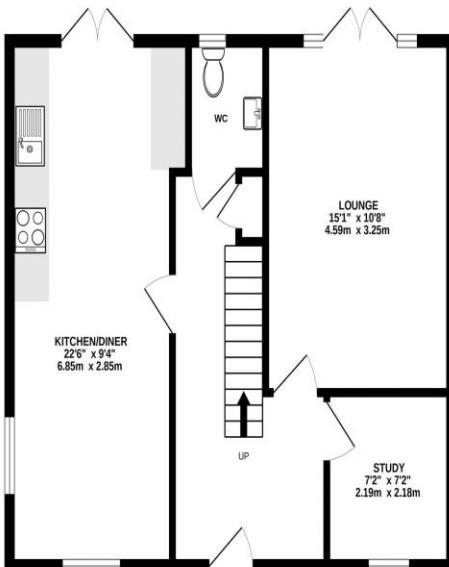
mixer tap over, 'AEG' double oven and grill, fridge freezer, concrete effect roll top worksurface dual aspect with window to front elevation large French doors gives access to the rear garden. Front PLAY ROOM, (7'1" x 7'4"), fitted carpet, centrally fitted ceiling light and shuttered window over the front elevation. Family SITTING ROOM, (10'7" x 15'8"), fully carpeted, central pendant ceiling light and large glaze French doors front by windows to the side open directly onto the rear garden.

Large first floor LANDING, painted timber balustrade, (10'8" x 11'6"), fully carpeted, multiple pendant ceiling lights, airing cupboard provides a useful storage and separate large attic hatch catch accessible. BEDROOM 1, (11'3" x 10'8"), fitted carpet, pendant ceiling lights, large built-in double wardrobe, shutter window with elevated views to the front and door opening to EN-SUITE SHOWER ROOM, (4'8" x 6'4"), tiled lower level walls, tile floor, low-level Roca WC, matching pedestal wash hand basin, enclosed fully tiled shower (mains fed) and frosted window to the front. BEDROOM 2, (9'9" x 9'6"),

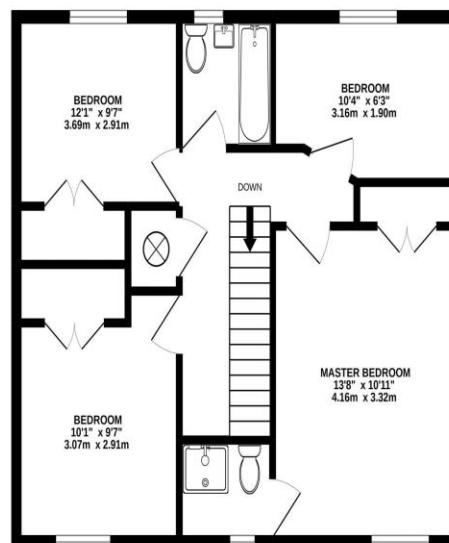
fitted carpet, pendant ceiling light, built-in double wardrobe and window with views over the rear garden. BEDROOM 3, (9' x 9'6"), fitted carpet, pendant light, integrated double wardrobe with window to the front. BEDROOM 4, (8'5" x 10'4" Max), fully carpeted, pendant ceiling light and shutter window with views to the rear garden. FAMILY BATHROOM, (6'8" x 5'6"), tiled floor, Roca three-piece suite comprising of a low-level WC, pedestal wash hand basin, panelled bath (fully tiled surround), (mains fed) rainfall shower above and Frosted window to rear elevation. EXTERNAL HOME OFFICE, (10'5" x 8'6"), wood style composite floor, fitted ceiling lights, multiple electric points and part glazed UPVC door to rear garden. A Low-level brick wall finished with decorative metal balustrade opens to a pretty grass lawn and recently planted hedging.

A large tandem tarmac side drive runs to the GARAGE, (10'4" x 10'3"), level concrete floor, power and lighting, skimmed and boarded back wall and ceilings with manual up and over door. Side gate opening to enclosed rear garden. South-easterly facing rear garden, large paved seating area, level flat grass lawn, quality timber fencing to boundary, an additional gravel area to the far corner. The property benefits from external lighting to garage and front elevation.

GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1141 sq.ft. (106.0 sq.m.) approx.

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. Turn left onto the LLantwit Major Road, follow this road and turn right at the 'T' junction, take the first right onto Dunraven Close, proceed along this road without deviation where No.43 will be on your right hand as indicated by 'For Sale'.

Tenure

Freehold

Services

Mains gas, electricity, water and drainage

Council Tax Band F

EPC Rating B

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Viewing strictly by appointment through Herbert R Thomas

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