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14 Mill Park
Cowbridge
The Vale Of Glamorgan
CF71 7BG

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Asking price £625,000

Substantial detached four-bedroom family house in a quiet cul-de-sac position, with convenient walking access to Cowbridge High Street and amenities. Notable features include extensive parking for four cars side by side, an ensuite shower room, and an attractive double-sided multi-fuel fire to the living and dining rooms.

Well-presented and spacious detached family house in a convenient location.

Entrance porch and hallway, cloakroom, living room and dining room with double-sided wood-burning fire, separate sitting room, open-plan modern fitted kitchen, and utility room.

Four bedrooms, principal bathroom, and ensuite shower room.

Extensive parking and garage.

Tiered south-facing rear garden with elevated views from the summerhouse.

Quiet cul-de-sac position with convenient walking access to Cowbridge centre and amenities.





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uPVC double-glazed entrance door to **PORCHWAY** with full-length double-glazed windows, fitted cupboard, and glazed internal door to **HALLWAY**. Timber-effect floor, staircase to first floor and access to understairs **CLOAKROOM** white low-level WC and wash-hand basin with vanity cupboard and medicine cabinet above.

SITTING ROOM with timber flooring, pendant light, and double-glazed window to front elevation. Front **LIVING ROOM** with full-length double-glazed window to front, timber-effect floor, recessed bookcase and freestanding multi-fuel double-sided fire on a flagstone hearth. Open plan to **DINING ROOM** with space for dining table and sitting area (also enjoying the double-sided fire), two pairs of double-glazed sliding patio doors to the southerly rear garden.

Open plan to modern fitted **KITCHEN** with extensive range of high-gloss base and wall cupboards, spa worktops, integrated single oven, ceramic hob, extractor, and built-in dishwasher, concealed mains gas Worcester combination boiler, and part-glazed door to rear garden.

UTILITY ROOM space for washing machine, tumble dryer, and American-style fridge freezer, fitted cupboards, and timber floor.

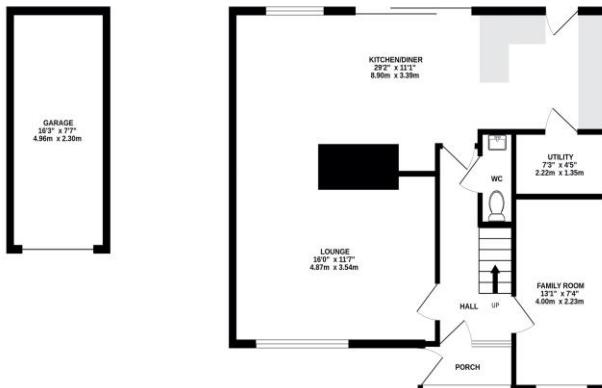
L-shaped **LANDING** with loft hatch and drop ladder. Doors to **PRINCIPAL BEDROOM** mirrored-doored wardrobes to remain, double-glazed window to front elevation, and door to **ENSUITE SHOWER ROOM**, fully tiled to floors and walls, modern white low-level WC, pedestal wash-hand basin, and walk-in shower cubicle with mains attachment and glazed entry door, chrome heated towel rail.

DOUBLE BEDROOM TWO with aspect to rear garden. **BEDROOM THREE** combining an L-shaped study area, leading to double bedroom space, coved ceiling, and uPVC double-glazed window to front with elevated views over Cowbridge. A generous **FOURTH BEDROOM** with double-glazed window to rear elevation.

BATHROOM white suite including low-level WC, wash-hand basin, roll-top double-ended bath, and fully tiled shower enclosure with entry door and mains shower attachment, chrome heated towel rail, and frosted double-glazed window to rear and porcelain tiled floor.

The **FRONT GARDEN** has been re-modelled to provide an unusually wide tarmacadam parking area with space for four cars side by side. Access to **GARAGE** with up-and-over door. Steps lead to a raised sandstone-paved terrace with access to the front door. Side path to **REAR GARDEN**, which has a southerly aspect, substantial paved sitting area off the back of the house, steps up to a level lawn flanked by mixed shrubbery, and further steps rising to a **SUMMERHOUSE** enjoying elevated views over the town.

BASMENT
122 sq.m. (1324 sq.ft.) approx.

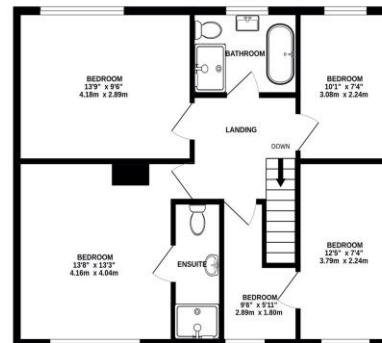


TOTAL FLOOR AREA: 1472 sq.ft. (136.7 sq.m.) approx.

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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1ST FLOOR
860 sq.m. (924 sq.ft.) approx.





Directions

Opposite our office, turn alongside the Duke of Wellington Pub, go along Church Street under the stone arch, and continue straight on along Town Mill Road. At the end of Town Mill Road, bear left, and at the bottom of Constitution Hill turn left again into Mill Park, where No. 14 lies towards the end of the cul-de-sac on the right-hand side. What3Words: missions.porridge.jeeps

Tenure

Freehold

Services

Mains water, gas, electric and drainage.
Council Tax Band G
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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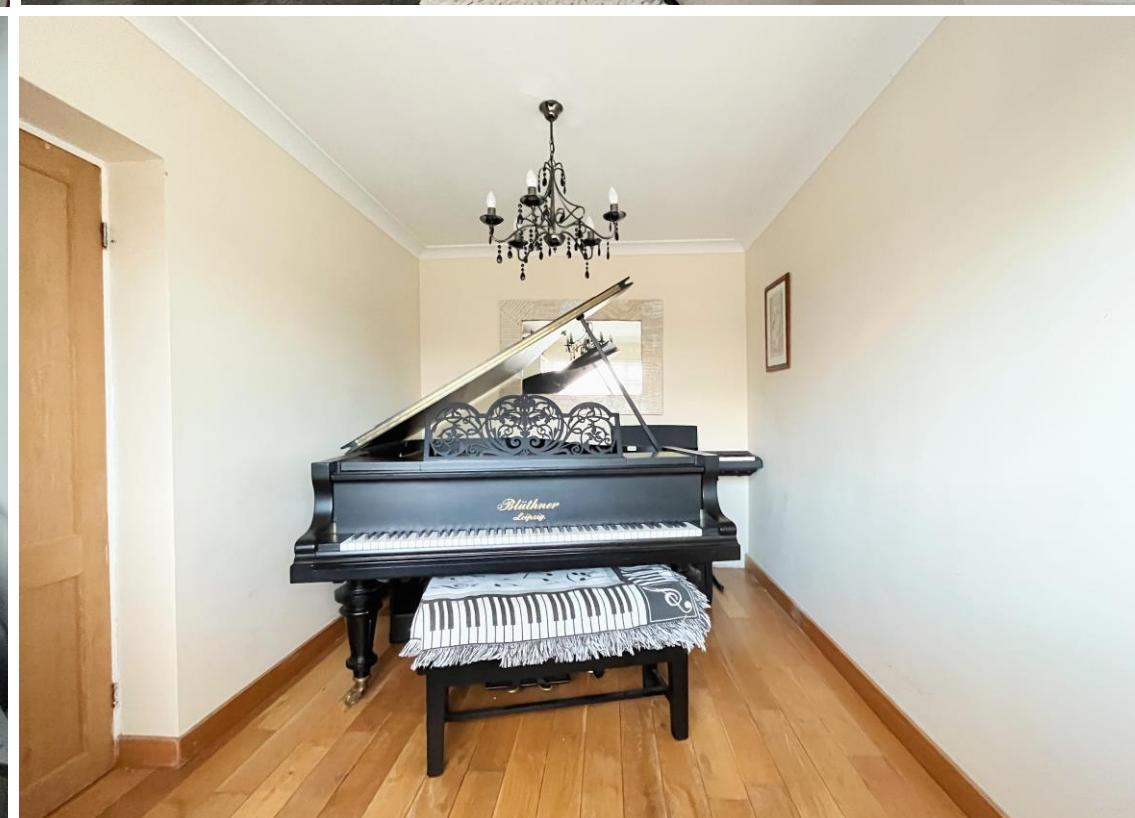
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AWAITING EPC

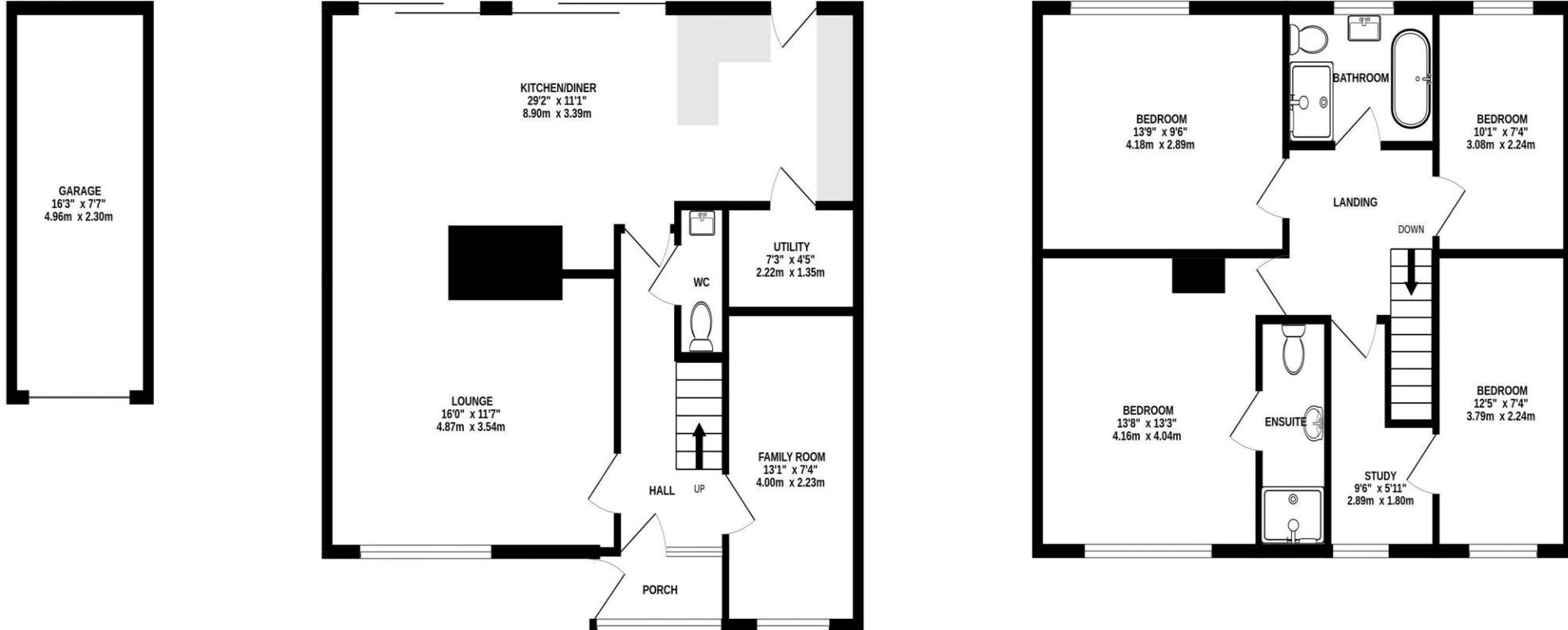
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



BASEMENT
122 sq.ft. (11.4 sq.m.) approx.

GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.

1ST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 1472 sq.ft. (136.7 sq.m.) approx.

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