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32 Geraints Way

Cowbridge,
Vale of Glamorgan,
CF71 7AY

32 Geraints Way

Asking price **£575,000**

A fantastic four bedroom detached family home in the sought-after country town of Cowbridge. 32 Geraints Way is a spacious and well-presented property with stunning views over Cowbridge and beyond. This home is ideal for families seeking a peaceful, yet well-connected location.

Four bedroom detached family home with stunning views to front

Two reception rooms

Modern kitchen with high-end appliances

Jack and Jill en-suite bathroom

Stylish family bathroom with freestanding roll-top bath

Off-road parking and garage

South-facing rear garden with patio seating areas





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Double glazed Upvc front door small porch area. Welcoming ENTRANCE HALLWAY, gives access to the stairway featuring an oak and wrought iron design leading to the first floor. LOUNGE, a beautifully appointed living area with oak-effect laminate flooring, double glazed Upvc window and patio doors provide a bright and airy feel with dual aspect views, feature fireplace. A second RECEPTION ROOM offers a versatile space with fitted carpets, double glazed Upvc window offering views overlooking Cowbridge. Modern KITCHEN featuring laminate flooring, speckle effect work surface with cream cupboards and contemporary handles, fitted appliances include an oven with grill, a six-burner gas hob with stainless steel extractor, and a Belfast sink with a mixer tap, space for a dishwasher and a dark grey modern radiator the space also has a double glazed Upvc window offering views over the garden. UTILITY ROOM, accessed via the kitchen, features tile effect laminate flooring, double glazed Upvc doors leading to both the back garden and front of the house. Additional space for a fridge-freezer and tumble dryer. Downstairs WC, a light tiled flooring, double glazed frosted Upvc window, low-level WC and sink with a mixer tap.

Spacious first floor LANDING with access to the loft. Double glazed Upvc window with views over Cowbridge. MASTER BEDROOM, a generous room with double glazed Upvc patio doors opening to a Juliet balcony, enjoying views over the rear garden. BEDROOM TWO fitted carpet, double glazed Upvc window provides picturesque views over Cowbridge. BEDROOM THREE, a bright and airy double bedroom, double-glazed Upvc window offering views over the tiered garden. This bedroom has access to the "Jack and Jill" EN-SUITE BATHROOM, stylishly finished with grey tiled flooring and walls, wash hand wash basin with a mixer tap, a low-level WC, an enclosed shower, and chrome towel rail radiator. BEDROOM FOUR, double-glazed Upvc window offers scenic views over Cowbridge and also offers access to the "Jack

and Jill" en-suite bathroom. FAMILY BATHROOM, dark wood-effect laminate flooring, black and white tiles, and black radiator. The suite includes a freestanding roll-top bath with a shower cubicle featuring a waterfall shower and rinsing shower head, double glazed frosted Upvc window.

Outside, to the front, steps lead to the front door with a handrail. Off-road parking available for one vehicle and extra on road parking. Side access available on both sides of the property. One side leads to the tiered side garden, while the other leads to the utility entrance. GARAGE with electric roller shutter door, ample storage space, electrical outputs and small window. To the rear, a beautifully landscaped tiered garden featuring two patio seating areas and outdoor storage unit. Steps lead to a higher level with additional seating.





Directions

From our Cowbridge office travel in a westerly direction up the High Street onto Westgate, turning left onto the Llantwit Major Road. Turn first left onto Geraints Way, travel to the bottom of the hill where No. 32 is on your right hand side.

Tenure

Freehold

Services

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

Viewing strictly by appointment through
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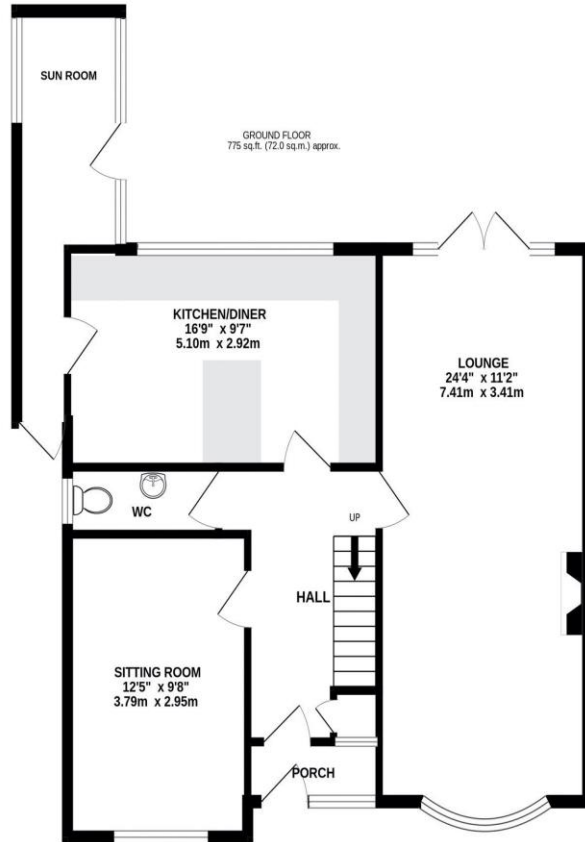
hrt Est. 1926



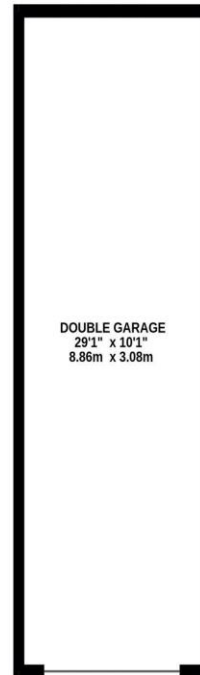
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

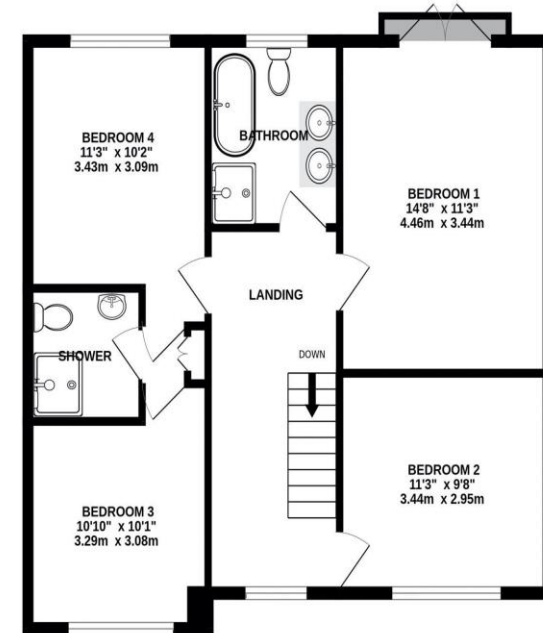




DOUBLE GARAGE
294 sq.ft. (27.3 sq.m.) approx.



1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 1761 sq.ft. (163.6 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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