

# hrt

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61 Geraints Way  
Cowbridge  
The Vale of Glamorgan  
CF71 7AY





## 61 Geraints Way

Asking price **£425,000**

An extended four bedroom, semi-detached family home situated in a convenient location within walking distance to the town centre, sold with the added benefit of a large purpose-built garden studio.



- Extended four-bedroom semi-detached property
- Large purpose-built garden studio/workshop
- Open plan lounge into music room
- Open plan kitchen into dining room
- Ground floor shower room/utility
- Four bedrooms to first floor and family bathroom
- Off-road parking and single garage
- Tiered rear garden with purpose-built studio and cabin
- Walking distance to Cowbridge town centre
- Sold with vacant possession and no upward chain







This extended, four bedroom semi-detached family home is situated in a convenient location within walking distance to Cowbridge town centre. The property is sold with the benefit of a large purpose-built garden studio room with storeroom below.

The accommodation briefly comprises of an ENTRANCE HALL with stairs to first floor with doors off to the living accommodation. The LOUNGE is open-plan to the MUSIC ROOM, both with windows to front aspect. Within the lounge is a gas real flame coal affect fire set on a light marble hearth with fitted book shelving to recesses either side of fireplace. The open plan KITCHEN/ DINING ROOM has window plus French doors giving access and views into the rear garden. It offers a fitted range of base and wall-mounted units, plus space and plumbing for white goods. Door into useful understairs storage cupboard. Off the entrance hall is a ground floor CLOAKROOM/ UTILITY housing a corner shower cubicle with electric shower fitted, low-level WC, sink unit set on a worksurface with space and plumbing below for washing machine and tumble dryer.

To the first floor, the LANDING with loft inspection point gives access to the bedroom accommodation. BEDROOM ONE is a generous size double bedroom adjacent to BEDROOM FOUR, a single bedroom currently used as a home office. Both are located at the front of the property enjoying far reaching views over the town hills and beyond. BEDROOM TWO and BEDROOM THREE are both double bedrooms with windows to rear overlooking the garden. The FAMILY BATHROOM, with window to side has a coloured three-piece suite which includes panel bath, low-level WC and pedestal wash and basin. The room has vinyl flooring and splashback tiling to dado height above the bath and sink.

Outside to the front of the property is a forecourt garden. To the side is a paved driveway offering parking space for 2/3 vehicles ahead of a single GARAGE with STOREROOM off. To the rear of the property, a paved patio extends with steps leading to several different tiered garden spaces. There are a range of mature trees and shrubs.

A detached SUMMER HOUSE benefiting from power and lighting.

At the top of the garden is a purpose-built STUDIO (19'5"×17'6" widening to 21'2") with a maximum ceiling height of 14'6". This versatile building with

independent central heating boiler is dual aspect with windows to front and rear enjoying far reaching views over Cowbridge. Fitted mezzanine storage area with wall-mounted shelving. Ceramic tile throughout the studio which continues into a cloakroom which houses a white two-piece suite. Surrounding the studio is a covered, decked veranda enjoying views over the town and Llanblethian.

Below the studio is an UNDERCROFT MUSIC STUDIO (8'11"×21'1"), it has exposed wooden floorboards and benefits from power and lighting and has part tongue and groove panelling to two walls.





## Directions

From our office proceed along the High Street and onto Westgate. Turn left onto the Llantrisant Road. Proceed up the hill and take the first left. Proceed down the hill and turn left onto Geraints Way. Number 61 will be found on the left-hand side indicated by our full sale board.

What3words: salmon.card.free

## Tenure

Freehold

## Services

Mains water, drainage, gas and electricity

Council Tax Band E

EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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AWAITING EPC

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**AWAITING FLOORPLANS**



