



**pa** peter  
alan  
**Ar Werth**  
peteralan.co.uk

 4  2  3  
**The Verlands, COWBRIDGE**  
offers over **£600,000**

**pa** peter  
alan

01446 772857  
enquiries@pablack.co.uk



## About the property

This spacious family home is superbly located in one of the area's most sought-after residential spots. The property boasts views of playing fields and offers plenty of scope to personalise and make it your own.

Conveniently situated within walking distance of Cowbridge High Street, the home benefits from easy access to a wide variety of independently owned shops, cafes, and restaurants, as well as highly regarded schooling for all age groups. Excellent transport links, including the A48 and M4, ensure major centres are easily commutable.

The well-proportioned accommodation briefly comprises: a welcoming entrance hall, two generously sized reception rooms, conservatory with access to the rear garden, kitchen/breakfast room, utility room and a shower room. Upstairs, there are four generous bedrooms, and a family bathroom.

Externally, the property features a lawned front garden and a driveway providing parking leading to a garage equipped with light and power. Gated side access leads to the enclosed rear garden, laid to patio areas and lawn - ideal for outdoor entertaining or family enjoyment.

## Accommodation

### Hallway

Access via obscured glazed door, stairs leading to the first floor, doors leading to reception room one and rear hall, radiator.

### Front Reception Room

16' 10" (Max) x 15' 5" ( 5.13m (Max) x 4.70m )  
UPVC double glazed window to front, gas fireplace with marble hearth, radiator.

### Rear Hall

Storage cupboards, door to kitchen, utility, shower room and rear reception room.

### Rear Reception Room

22' 7" (Max) x 12' 3" (Max) ( 6.88m (Max) x 3.73m (Max) )  
UPVC double glazed window to side, windows looking into conservatory, door into sun room.

### Conservatory

18' 8" x 6' ( 5.69m x 1.83m )  
Windows with views of the garden, door leading to the garden, partly glazed roof, radiator.

### Kitchen / Diner

11' 11" x 11' ( 3.63m x 3.35m )  
Units to base and wall height, electric oven with gas hob over, sink and drainer, cupboard housing boiler, radiator, tiled flooring, door to conservatory, UPVC double glazed window over looking the rear garden and UPVC double glazed window to the side.





### Utility

6' x 3' 8" ( 1.83m x 1.12m )

UPVC double glazed obscured windows, radiator, electrical points.

### Shower Room

Shower cubicle, bidet, pedestal wash hand basin, WC, UPVC double glazed window to side, radiator.

### Landing

UPVC double glazed obscured window to side, cupboard housing water tank, access to loft space, doors to four bedrooms and bathroom.

### Bedroom One

15' 1" x 10' 7" ( 4.60m x 3.23m )

UPVC double glazed window to front, radiator, carpeted.

### Bedroom Two

12' 3" x 9' 10" ( 3.73m x 3.00m )

UPVC double glazed window overlooking the rear garden and playing fields, radiator, fitted wardrobes.

### Bedroom Three



12' 1" x 11' 8" (Max) ( 3.68m x 3.56m (Max) )

UPVC double glazed windows to the front, Radiator.

### Bedroom Four

10' 9" x 6' 9" (Max) ( 3.28m x 2.06m (Max) )

UPVC double glazed window to rear overlooking the rear garden and playing fields, radiator.

### Bathroom

Bath with hand held shower attachment, push button WC, pedestal hand wash basin, UPVC double glazed window to side, partially tiled walls, vinyl flooring, radiator.

### Front Garden

Mostly laid to lawn with driveway and access to the garage via up and over door. gate leading to the rear garden.

### Rear Garden

Laid to patio and lawn, mature shrubs, fencing and wall to boundary, water tap, views of the playing fields.







01446 772857

enquiries@pablack.co.uk



Total floor area 166.4 m<sup>2</sup> (1,791 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let mortgages are not regulated.

