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Fitzhamon Close, Cowbridge
offers over £600,000

 **peter
alan**

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About the property

Perfectly situated within the sought after Clare Garden Village, this beautifully presented Fakenham style property built by Taylor Wimpey in 2023, offers stylish and versatile family living just a short walk from Cowbridge town centre.

Thoughtfully upgraded by the current owners, the property features a stunning Sigma 3 kitchen with quartz worktops, a landscaped rear garden, a versatile outbuilding ideal as a home office or gym, and a garage conversion creating an additional reception room with French doors opening onto the garden.

The light-filled accommodation includes a cloakroom, two reception rooms and an impressive open-plan kitchen/dining/family room designed for modern living and entertaining. Upstairs are four generously sized bedrooms, including a principal bedroom with en-suite, fitted wardrobes to three bedrooms, and a family bathroom.

Outside, the landscaped garden provides an attractive space to relax and entertain, a fantastic outbuilding adds further flexibility and could equally serve as a home office, gym, hobby room or additional storage space, while a private driveway to the front offers parking for multiple vehicles.

A superb modern home in one of Cowbridge's most desirable residential developments.

Accommodation

Hallway

Entered via composite front door, glazed doors leading to two reception rooms and kitchen/dining/family room, door leading to cloakroom, vertical radiator, stairs leading to the first floor, Amtico wood effect flooring.

Reception Room One

13' 5" x 13' 4" (4.09m x 4.06m)
UPVC double glazed bay window to the front, panelled feature wall, radiator, carpeted.

Reception Room Two

21' 6" x 9' 7" (6.55m x 2.92m)
UPVC double glazed window to front, UPVC double glazed French doors with side panels leading to the rear garden, radiator, carpeted.

Cloakroom

Push button WC, pedestal wash hand basin, tiled walls to half height, radiator, Amtico wood effect flooring, radiator, extractor fan.

Kitchen/Dining/Family Room

21' 2" x 12' 6" (6.45m x 3.81m)
Sigma 3 kitchen installed by the current owners comprising of units to base and wall height, quartz worktops inset with sink, quartz upstands and splash back, induction hob with extractor hood over, integrated fridge / freezer, dishwasher, washing machine and double oven. Island with quartz worktop with space for seating, large storage drawers below. Amtico wood effect flooring, radiator.





Utility cupboard with worktop, electrical points and space for appliances.
UPVC double glazed window overlooking the rear garden and UPVC double glazed French doors with side panels leading to the rear garden.

First Floor Landing

UPVC double glazed window to side, access to the loft space, storage cupboard housing the water tank, doors leading to all bedrooms and bathroom, radiator, carpeted.

Bedroom One

13' 6" x 13' 4" (4.11m x 4.06m)
UPVC double glazed window to front, fitted wardrobe, panelled feature wall, door to en suite, radiator, carpeted.

En Suite

UPVC double glazed obscured window to front, shower cubicle with rain shower head and tiled surround, push button WC, pedestal wash hand basin, chrome ladder style radiator, extractor fan, tiled walls and flooring.



Bedroom Two

10' 6" x 9' 10" (3.20m x 3.00m)
UPVC double glazed window to front, fitted wardrobe, radiator, carpeted.

Bedroom Three

13' 3" x 9' 5" (4.04m x 2.87m)
UPVC double glazed window to rear, fitted wardrobe, radiator, carpeted.

Bedroom Four

11' 1" x 9' 4" (3.38m x 2.84m)
UPVC double glazed window to rear, radiator, carpeted.

Bathroom

UPVC double glazed obscured window to rear, shower over bath, pedestal wash hand basin, push button WC, chrome ladder style radiator, extractor fan, tiled walls and flooring.

Front Exterior

Area laid to lawn, driveway for multiple cars, pathway to side leading to the rear garden.



Rear Garden

Landscaped rear garden laid to artificial grass and porcelain tiles. Fencing and walls to boundary, cold water tap, access to outbuilding, pathway and gate for access to the front of the house.

Outbuilding

Ideal as a home office or storage with power and lighting, wood effect flooring, UPVC double glazed window and UPVC double glazed French doors leading onto patio area.

Additional Information

When purchasing the property, the vendors paid for many additional upgrades including chrome fittings, spotlights, internal doors and tiling in the bathrooms. There will also be a development maintenance charge payable in the future. Costings TBC





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Ground Floor



First Floor

Total floor area 143.9 m² (1,549 sq.ft.) approx

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