



Druids Green, Cowbridge

offers over £300,000

- Flexible extended three/four bedroom accommodation, ideal for growing families, home working or multi-generational living.
- Walking distance to Cowbridge High Street with its excellent selection of independent shops, cafés, restaurants and everyday amenities.
- Spacious open-plan kitchen/dining room forming the heart of the home, perfect for family life and entertaining.
- Additional reception room currently used as a fourth bedroom, offering versatile living options.



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About the property

Situated in the highly sought-after market town of Cowbridge, this extended three/four bedroom mid-terraced home offers spacious and versatile accommodation within walking distance of excellent schooling, independent shops, cafés, restaurants and everyday amenities.

Beautifully maintained throughout, the property benefits from a generous living room, an open-plan kitchen/dining room designed for family living and entertaining, a useful utility area, ground floor shower room and a versatile reception room currently utilised as a fourth bedroom. To the first floor are three well-proportioned bedrooms and a modern family bathroom. Externally, the property enjoys an attractive front garden, a low-maintenance rear courtyard garden, allocated parking and a single garage, making this an excellent opportunity for families, professionals and downsizers alike.





Accommodation

Entrance Porch

A welcoming entrance providing space for coats and shoes, with access through to the principal living accommodation.

Living Room

17' 4" x 12' 6" (5.28m x 3.81m)

A bright and spacious reception room positioned to the front of the property, featuring a large picture window, staircase rising to the first floor and useful under-stairs storage. A comfortable space for everyday family living.

Kitchen/Dining Room

17' 4" x 11' 2" (5.28m x 3.40m)

An impressive open-plan kitchen and dining space fitted with a range of wall and base units, integrated appliances and ample worktop space. There is plenty of room for a family dining table, creating the perfect hub of the home for both everyday living and entertaining.

Utility Area

11' 8" x 7' 9" (3.56m x 2.36m)

A practical addition providing space and plumbing for laundry appliances, together with direct access to the rear garden.

Bedroom Four / Family Room

9' 10" x 9' 5" (3.00m x 2.87m)

A versatile room currently utilised as a fourth bedroom but equally suited as a second sitting room, snug, children's playroom or home office. Enjoying views over the rear garden and parkland beyond.

Ground Floor Shower Room

Conveniently positioned and fitted with a modern suite comprising walk-in shower, WC and wash hand basin.

First Floor Landing

Providing access to all first-floor rooms, with built-in storage and loft access.

Principal Bedroom

11' 10" x 11' (3.61m x 3.35m)

A generous double bedroom overlooking the rear garden, offering ample space for bedroom furnishings.

Bedroom Two

11' 7" x 11' (3.53m x 3.35m)

A spacious double bedroom positioned to the front of the property, ideal for family members or guests.

Bedroom Three

7' 4" x 6' 9" (2.24m x 2.06m)

A well-proportioned single bedroom, perfectly suited as a child's bedroom, nursery or home office.

Family Bathroom

Appointed with a modern white suite comprising bath with shower attachment, wash hand basin and WC.

Garage

16' 10" x 8' 2" (5.13m x 2.49m)

The property benefits from a single garage located nearby.

Parking

Allocated parking space providing valuable off-road parking.

Front Garden

An attractive lawned frontage with mature planting and a pathway leading to the entrance door, creating excellent kerb appeal.

Rear Garden

A private, low-maintenance courtyard garden providing the perfect space for outdoor dining, relaxing and entertaining.

Additional Information

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



Total floor area 98.0 m² (1,055 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

Important Information

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