



37 THE VERLANDS,
COWBRIDGE, VALE OF GLAMORGAN, CF71 7BY

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**AN EXTENDED, FOUR BEDROOM FAMILY HOME WITH WEST FACING GARDEN
ON THIS POPULAR DEVELOPMENT CLOSE TO COWBRIDGE TOWN.**

- Cardiff City Centre 13.2 miles
- M4 (J35) 6.9 miles

Accommodation and amenities:

**Porch • Hallway • Cloakroom • Lounge • Dining
Room • Kitchen • Utility Room • Ground Floor
Shower Room**

Four Bedrooms • Bathroom

Driveway Parking • Garage

**Lawned Front Garden • Larger West Facing Rear
Garden with Patio, Lawn and Swimming Pool**

Previous Planning Granted for 2 Storey Extension

Flat Walking Distance to Cowbridge Town

EPC Rating: D



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Established 150 Years

1857 ~ 2007



SITUATION

The property is situated a short distance from the centre of the Historic Market Town of Cowbridge, which has a range of quality individual shops and services including health centre, leisure centre, various sporting clubs, public library and Old Hall Community Centre. There are also local primary and secondary schools within Cowbridge. Access both east and west is via the A48, which by-passes the Town. The City of Cardiff which has the usual amenities of a Capital City lies some 13 miles to the east with a main line rail connection to London in around two hours. The M4 motorway lies to the north of Cowbridge and junctions 33, 34 and 35 service "The Vale". There are several golf courses within the area and the heritage coast with its cliff-top walks and mixture of sandy and stony beaches lies to the south and west

DESCRIPTION OF PROPERTY

From an entrance porchway, doors lead into a cloakroom and also to the kitchen, looking to the rear of the property, and also into the lounge, to the front of the property. The lounge is a large room with windows looking over the front garden into the cul de sac, a staircase to the first floor and a fireplace with potential to re-instate as a working fire. An open archway links to a multipurpose dining room, from which broad sliding doors open to a west facing patio with garden beyond. There is strip wood flooring to the hallway, lounge and dining room which continues into the kitchen. The Sigma 3 fitted kitchen looks over the rear garden and has fitted appliances to remain including oven, hob, larder fridge and Bosch dishwasher. A connecting door leads into a large utility room with shower room off and a doorway into the garden.

To the first floor are four bedrooms and a family bathroom. The two largest bedrooms look over the front and rear gardens respectively. Bedroom number 3 has a pitched roof, a 'Sharps' fitted wardrobe and drawer units and also a door to a first floor balcony, looking over the rear garden. The fourth bedroom also has fitted wardrobes.

GARDENS AND GROUNDS

No 37 is set with a good sized garden plot which offers huge scope to extend (previous planning has been granted for two storey extension which is now lapsed). From the end of this cul de sac, a drop down kerb leads to the driveway parking area. From here, there is access to the long garage (approx max 6.8m x 2.8m) via an up and over door. A sheltered porch opens into the property itself. A gated entrance runs to the eastern side of the property into the garden.

To the rear of the property is a generous and very pleasant west facing garden with heated outdoor pool with paved surround and a larger area of lawn and a paved patio seating area. This patio is accessed from the dining room and also from the utility area and leads directly onto the lawn. The lawn continues to the side of the property.

NB

It is understood there has been permission previously granted for a two storey extension which has now lapsed.

TENURE AND SERVICES

Freehold. All mains services connect to the property. Gas-fired boiler.

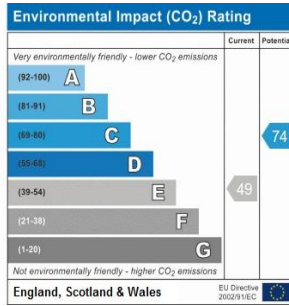
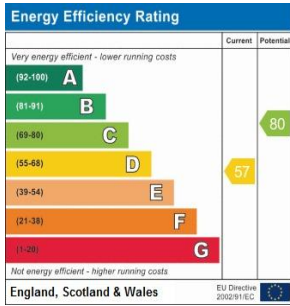
DIRECTIONS

From our office in Cowbridge, travel in a southerly direction along Church Street, through Southgate arch and into Townmill Road. Pass Southways Nursing Home and turn right into The Verlands. Take the second left turning, to find no 37 at the end of this cul de sac.

PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

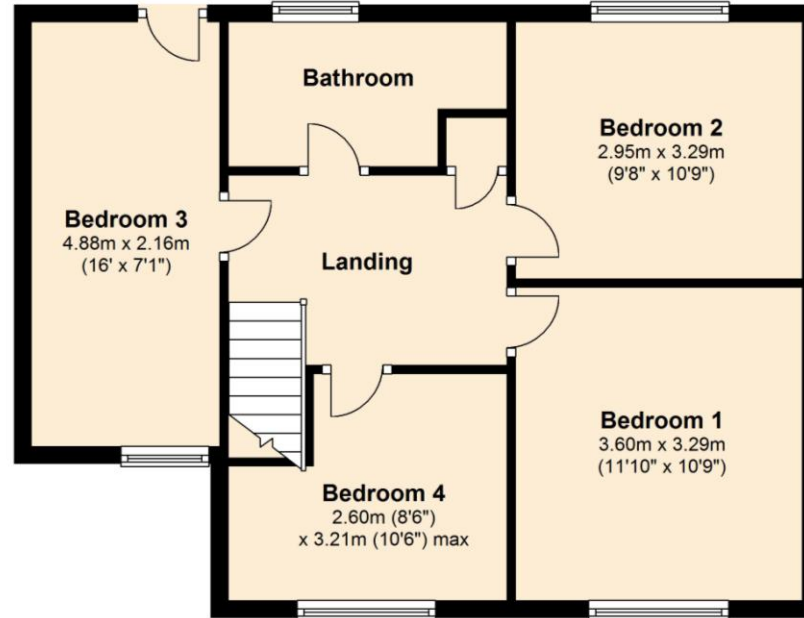




Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form part of any contract.

First Floor

Approx. 54.8 sq. metres (589.9 sq. feet)



Ground Floor

Approx. 89.4 sq. metres (962.1 sq. feet)

