



Sunrise, 34 Geraints Way,
Cowbridge, Vale of Glamorgan, CF71 7AY

WATTS & MORGAN 160 YEARS



Sunrise, 34 Geraints Way Cowbridge, Vale of Glamorgan, CF71 7AY

£449,950 Freehold

4 Bedrooms : 1 Bathrooms : 2 Reception Rooms

- A spacious family home situated within a short walk of Cowbridge town centre.
- Set within a quiet cul-de-sac • With woodlands walk on your doorstep • Stunning countryside views over Cowbridge & Llanblethian.

Accommodation & Amenities;

- Entrance hall • Living/dining room • Family room
- Kitchen/breakfast room • Rear porch • WC

To the first floor;

- Four good sized double bedrooms • Family bathroom

Gardens & Grounds;

- Off road parking • Double length garage • Front & rear gardens

Directions

From our Offices in Cowbridge High Street, proceed in a westerly direction. Turn left into Llantwit Major Road and proceed up the hill, taking the next left into Geraints Way. 34 Geraints Way will be on your right, close to the end of the street.

Your local office: Cowbridge

T 01446 773500

E cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

SITUATION

The Historic Market Town of Cowbridge is at the heart of the rural vale and is famous for its quality, individual shops, boutiques; restaurants, pubs and cafes; and is home to a centrally positioned Waitrose store. Further services include a health centre, leisure centre, various sporting clubs, public library and Old Hall Community Centre. There are also local primary and secondary schools within the town itself. 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 a round 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.

ABOUT THE PROPERTY

- * A light entrance hall provides access to the reception rooms & the first floor
- * A spacious lounge/dining room running the entire depth of the property with central feature log burner & double doors leading to the rear patio
- * The family room provides a versatile second reception
- * Kitchen/breakfast room with a range of units & breakfast bar
- * Integral appliances to remain; oven, grill, ceramic hob, dish washer & wash dryer
- * Rear porch providing a separate access & wc
- * To the first floor;
- * Four double bedrooms; three of which include fitted wardrobes
- * Modern family bathroom suite

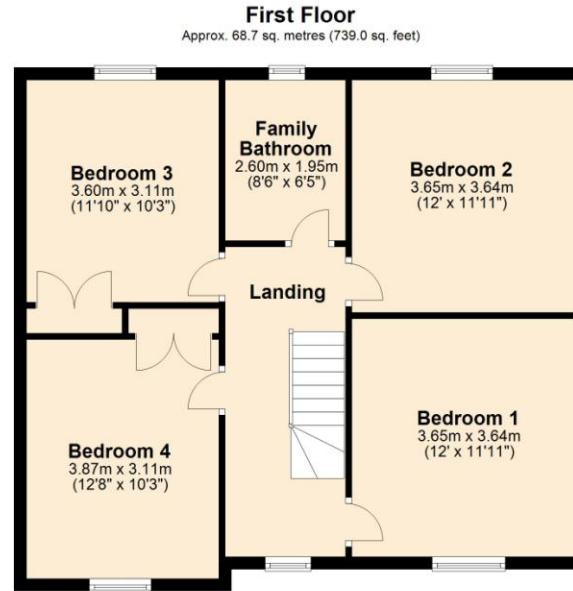
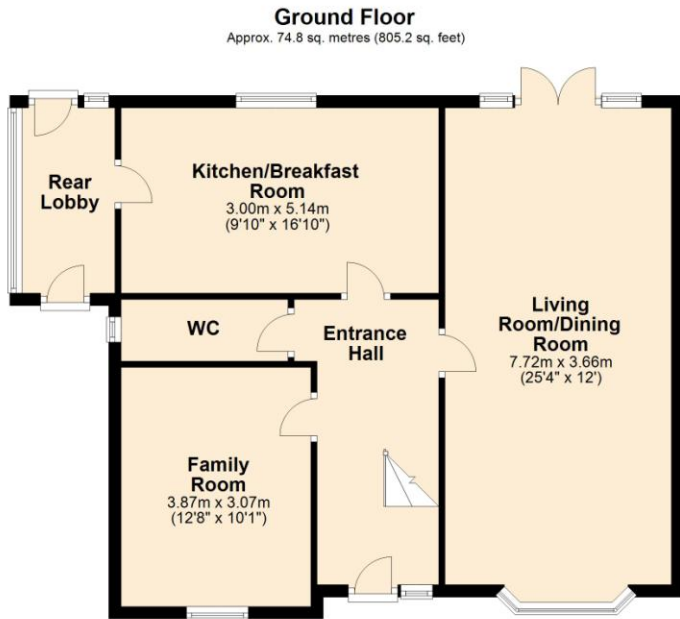
GARDENS AND GROUNDS

- * Private driveway parking
- * Double length garage with ample storage & power
- * Landscaped front garden with steps leading to the entrance of the property
- * Rear enclosed garden, with spacious patio & raised decked area

TENURE AND SERVICES

Freehold. All main services connect to the property. Gas-fired 'combi' central heating.





Total area: approx. 143.5 sq. metres (1544.2 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



EPC Graph To Be Inserted



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

