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Holly Cottage  
44 Westgate  
Cowbridge,  
The Vale Of Glamorgan,  
CF71 7AR

# Holly Cottage

Asking price **£775,000**

Extended stone built 3 bedroom cottage, much larger than first impressions would suggest, pretty easy maintenance back garden with open green space to the rear, yet perfectly located with an easy level walk to Cowbridge High Street and amenities.

Beautifully extended, centrally located, 3 bedroom town house

Large front sitting room, 38ft long open plan kitchen/dining and living space, utility room and downstairs cloakroom

3 bedrooms, bathroom and en-suite cloakroom

Very pretty private low maintenance rear garden with open aspect to rear

Sought after location offering a level walk to Cowbridge High Street and a wide variety of amenities





Extended, stone-built 3 bedroom cottage, much larger than first impressions would suggest, pretty easy maintenance back garden with open green space to the rear, yet perfectly located with an easy level walk to Cowbridge High Street and amenities.

Part glazed entrance door to storm porch with glazed double doors to front SITTING ROOM, a charming room with shuttered double glazed sash window to front elevation, traditional real flame gas fire with carved surround and slate hearth, half turn staircase with useful under stairs coat cupboard. Glazed double doors to DINING ROOM, french doors and arched double glazed windows to a gravelled inner courtyard, additional natural light from velux windows above and doors to UTILITY ROOM, space and plumbing for washing machine and tumble drier, roll top work surface, fitted wall shelves and boiler cupboard containing Baxi mains gas central heating boiler. CLOAKROOM, with white low level WC and pedestal wash hand basin, ceramic tiled floor and frosted double glazed window.

Stunning open plan rear KITCHEN/BREAKFAST ROOM and LIVING ROOM 12'10" x 39'10" with high pitched and beamed ceiling with velux windows, glazed door to side and french doors and matching side panels looking down the rear garden to the open green space beyond. Kitchen area containing an excellent range of 'Shaker' style base and wall cupboards with oak work tops and porcelain one and a half bowl sink and drainer, matching island unit, integrated appliances include Neff oven, gas hob and extractor, dishwasher and under counter fridge. Polished oak floor.

First floor LANDING with doors to front DOUBLE BEDROOM 1, double glazed sash windows, built in wardrobes, shelved cupboard. DOUBLE BEDROOM 2, with aspect to rear and walk-in wardrobe with hanging rails and shelving. BATHROOM, modern white suite including panelled bath,

pedestal basin, low level WC and large tiled shower cubicle with glazed entry door, tiled floor, part tiled walls with fitted mirror and double glazed window to rear, chrome heated towel rail.

Half turn staircase from first floor landing to BEDROOM 3, part pitched ceiling with fitted cupboards, double glazed window to rear and door to EN-SUITE CLOAKROOM, white low level WC and pedestal wash hand basin, velux window to rear elevation.

'Holly Cottage' lies adjacent to a wide pavement to the front where there is an informal space to park a car. There is also roadside parking opposite.

Walking through the ground floor there is a gravelled internal courtyard creating interest and allowing

excellent natural light through the middle of the building. French doors from the rear living room leads to the main south facing garden area. This is a generous size and has been arranged for easy maintenance with a flagstone sitting area, a shaped pathway flanked by slate gravelled panels and to the bottom of the garden an area of artificial turf from which a gate leads out to the open green space to the rear.

Outbuildings include a timber framed garden shed, tool store and an attractive shingle roofed summer house.

If you seek a high quality, central Cowbridge town size offering spacious, stylish living space, then do arrange to view 'Holly Cottage'.





### Directions

From our Cowbridge Office travel in a westerly direction onto Westgate where Holly Cottage (No. 44) lies on your left hand side.

### Tenure

Freehold

### Services

Mains water, electric, gas and drainage  
 Council Tax Band E  
 EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.





GROSS INTERNAL AREA  
 FLOOR 1: 1145 sq ft, FLOOR 2 : 456 sq ft, FLOOR 3: 123 sq ft  
 TOTAL: 1724 sq ft

