



Llwyn On, 11a Westgate
Cowbridge, Vale Of Glamorgan, CF71 7AQ

Watts
& Morgan



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£550,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A modern, mid-terraced townhouse wonderfully located a level walk from Cowbridge Town and its shops and services. The well kept accommodation includes living room and kitchen/diner to the ground floor, also cloakroom. To the first floor, two bedrooms and a bathroom, one of these bedrooms currently used as a sitting room. Additional master bedroom suite to the top floor with double bedroom and en-suite shower room. Forecourt garden to the front, low maintenance garden to the rear and allocated parking beyond.

EPC rating: C70

Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * Llwyn On is a mid-terraced townhouse in the Westgate area of Cowbridge, known for its quality residential properties and its convenience for Cowbridge Town, being a level walk from the shops and services.
- * A forecourt garden leads to the principal entrance doorway and into the hallway.
- * Doors lead from the hallway into a living room; to a kitchen diner; and to a cloakroom while stairs lead to the first floor.
- * Wooden flooring from the hallway extends into the living room.
- * This generous living space has plenty of room for a dining table and seating; a serving hatch opens to the kitchen.
- * The kitchen/dining space runs the width of the rear of the property with a window, and double doors, looking out over, and opening onto, the rear garden.
- * The kitchen has slate-tiled flooring and includes a comprehensive range of units. Appliances, where fitted, are to remain including double oven, hob, dishwasher, fridge, freezer, washing machine; ample room remains for a breakfast table.
- * To the first floor and running the width of the rear of the property is a double bedroom currently used as a second sitting room.
- * This large space has two windows overlooking the rear garden.
- * An additional double bedroom is to the front of the property looking onto Westgate and has its own especially deep walk-in wardrobe/dressing room.
- * Both these rooms share use of a traditionally styled bathroom suite with shower over bath.
- * To the top floor is a very good sized principal bedroom suite with double bedroom area and its own en suite shower room.
- * There is currently a stairlift in situ, running from the ground floor to the first floor. This could remain if required or be removed if necessary



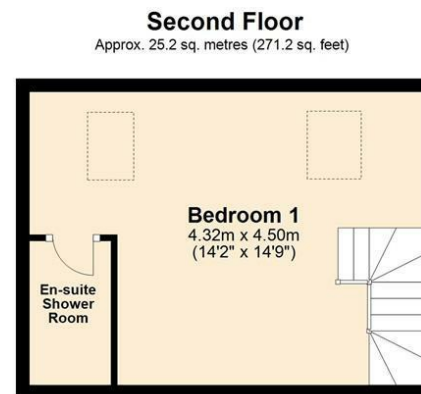
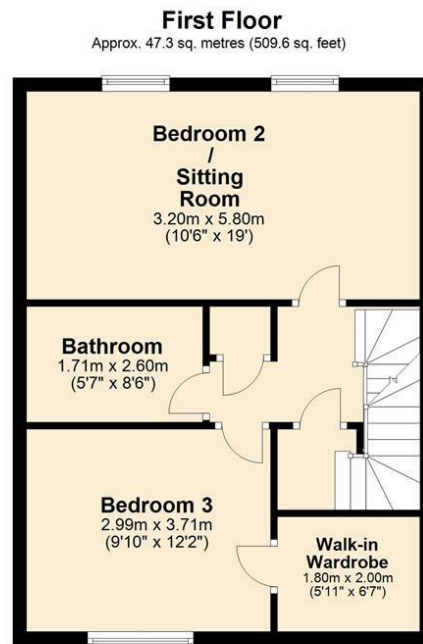
ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas-fired 'combi' central heating. Council tax: Band G
Rooms & Paragraph text goes here

Garden & Grounds

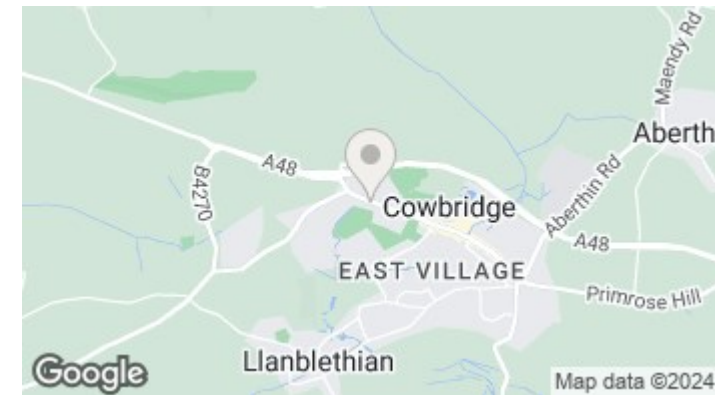
- * A gated entrance leads through a courtyard garden to the front of the property to the principal entrance doorway
- * To the rear of the property is an enclosed, low maintenance garden space
- * A gravelled path runs through the garden to a gated entrance with parking beyond.
- * The path leads to a larger paved seating area located towards the end of the garden to catch the afternoon and evening sun.
- * The mature garden has been thoughtfully planted with numerous plants including a creeping hydrangea.
- * A timber garden store shed is to remain. * A gated entrance to the end of the garden opens to an off-road parking and turning area owned by all proprietors of these four homes. * Llwyn On has two allocated parking spaces; there are two additional visitor spaces.

Rooms & Paragrah text goes here



Total area: approx. 119.4 sq. metres (1285.3 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 any part of any contract.



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