



12 Middlegate Court
Cowbridge, Vale Of Glamorgan, CF71 7EF

Watts
& Morgan



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Asking Price £569,950 Freehold

3/4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

An impeccably presented detached family home nestled within a very popular cul-de-sac just a short walk from Cowbridge High Street. Positioned on a generous plot, this spacious property comprises; entrance porch, inner hallway with cloakroom/WC, generous lounge opening into dining room with French doors, kitchen/breakfast room, utility room and home office/ground floor bedroom. To the first floor are three double bedrooms; one with en-suite shower room, and a 3-piece family bathroom. Externally enjoying gated driveway parking leading to a detached garage and a beautifully landscaped west-facing rear garden. Conveniently located for Cowbridge Schools. No ongoing chain.

EPC Rating; D60.



Directions

Cowbridge Town Centre – 0.2 miles

Cardiff City Centre – 16.0 miles

M4 Motorway – 11.5 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

A Upvc porch with sitting area leads through into the inner hallway with space for cloaks and shoes and into a 2-piece cloakroom/WC.

The lounge is a generous sized light and airy reception room with a broad front-facing uPVC window overlooking the front garden. The lounge has been fitted with part-carpeted and part-laminate flooring and a central feature to the room is the mantelpiece with gas connected fire (used decoratively). An alcove under-stairs could be used for storage and a carpeted staircase leads to the first floor landing.

Glazed timber doors open through into the dining room which is a lovely reception room offering uPVC French doors which provide access out to the rear decking area.

The kitchen/breakfast room is accessed both from the dining room and the lounge and lies to the rear of the property. The kitchen has been fitted with a range of shaker-style wall and base units with complementary work surfaces, display cabinets and party cupboard. A range of integral appliances to remain to include; 'Whirlpool' 4-ring gas hob and 'Cata' oven with grill. Further offering plumbing for two appliances, a stainless steel sink unit and a broad uPVC window enjoys an outlook over the rear garden.

From the kitchen a courtesy door opens through into a useful utility room which is fitted with additional wall and base units. One cupboard houses the 'Baxi' gas boiler and plumbing is provided for two further appliances.

To the front of the property lies an additional reception room offering flexibility as a ground floor bedroom/family room/home office. Access from here is also provided into the utility room.

To the first floor is an airing cupboard housing the hot water tank and a loft hatch gives access to the loft space.

Bedroom One is a generous size double room located to the rear of the property offering a range of sliding door mirrored fitted wardrobes and has the benefit of its own 3-piece en-suite shower room.

Two further double bedrooms are offered to the first floor, both with a front-facing aspect and neutrally decorated.

The two bedrooms have shared use of the 3-piece family bathroom fitted with a panelled bath.

ADDITIONAL INFORMATION

All mains services connected. Gas-fired central heating. Council Tax Band G.



GARDENS AND GROUNDS

12 Middlegate Court is neatly positioned on this popular development enjoying a generous plot. A wrought iron gated block paviour driveway provides ample private off-road parking enclosed via mature shrubbery and foliage.

A detached larger than average single garage has a manual up and over door, full power supply and has the benefit of its own alarm. A side gate provides access from the front garden to the rear.

To the rear of the property lies a beautifully landscaped garden benefitting from a west-facing aspect, offering a great degree of privacy to most areas of the garden. A sunny garden with different zones to enjoy including; a raised decking area, ideal for al-fresco dining, with slate chippings bordering the property and a lawned area. The garden is fully enclosed and offers an abundance of mature trees, foliage and planted borders.

There is also a timber lean-to to the side of the property for storage.



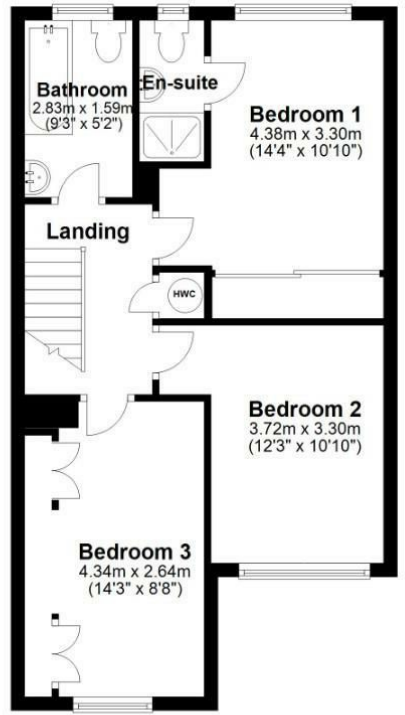
Ground Floor
Approx. 88.4 sq. metres (951.1 sq. feet)



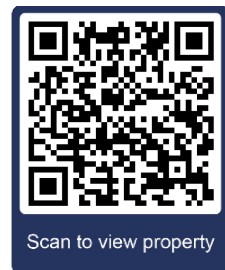
Total area: approx. 135.4 sq. metres (1457.1 sq. feet)

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

First Floor
Approx. 47.0 sq. metres (506.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	60	
(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.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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