



2 Nash View, Pentre Meyrick
Near Cowbridge, Vale Of Glamorgan, CF71 7RP

Watts
& Morgan



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Guide Price £350,000 Freehold

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

A traditional, well-positioned semi-detached property set on a large plot within a short distance from Cowbridge. An ideal family home within catchment of Cowbridge Comprehensive School and Llangan Primary. The accommodation comprises; entrance hallway, dining room, lounge with French doors and multi-fuel burner, and kitchen/breakfast room. First floor landing with three double bedrooms and a 3-piece bathroom. Attractive gardens which extend to the front, side and rear of the property.

No ongoing chain.
EPC Rating: E.



Directions

Cowbridge Town Centre – 2.0 miles

Cardiff City Centre – 17.9 miles

M4 Motorway – 4.1 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

A uPVC door opens through into the generous L-shaped entrance hallway with a carpeted staircase to the first floor landing and a fitted double cloaks storage cupboard.

The dining room is a well-proportioned rear facing reception room which has an electric freestanding traditional fire.

Adjacent to this reception room lies the lounge which benefits from a uPVC window to the rear along with uPVC French doors providing access out onto the rear patio area. This room is filled with plenty of natural light and enjoys a pleasant outlook over the rear garden and offers a multi-fuel freestanding burner set on a marble hearth.

To the front of the property lies the kitchen/breakfast room. Originally two rooms knocked into one to create an L-shaped galley kitchen which leads into the breakfast area. The kitchen has been fitted with a range of traditional pine wall and base units with complementary work surfaces and two broad windows overlooking the frontage. The kitchen benefits from a walk-in understairs larder cupboard and to the breakfast room is an additional uPVC courtesy door providing access out to the rear garden.

To the first floor landing is the loft hatch providing access to a fully boarded loft space with pull-down ladder.

All three bedrooms are of a good generous double size with the principal bedroom offering a good amount of fitted storage.

All three bedrooms have shared use of the 3-piece bathroom which has been fitted with a traditional suite, fully tiled walls and flooring and a uPVC window is offered to the front.



GARDENS AND GROUNDS

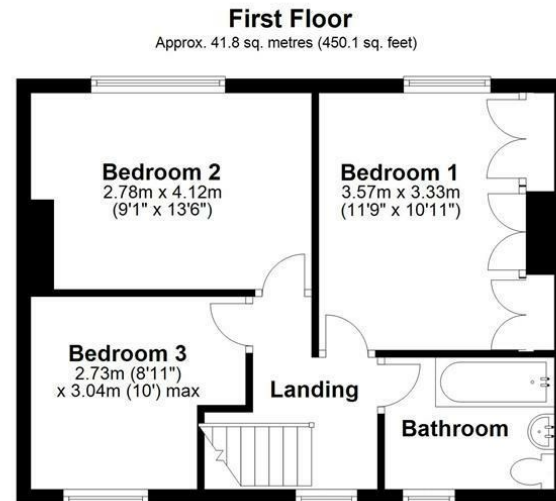
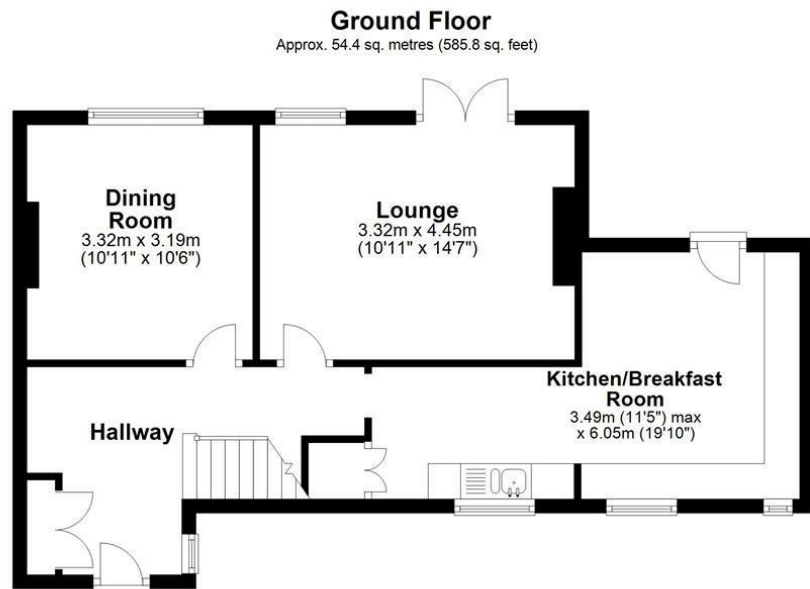
2 Nash View sits on a superb generous south-facing plot within this small cul-de-sac of only six semi-detached properties.

The front offers a low maintenance garden laid to shingle with a raised planted circular flower bed, along with full power, water supply and access to the rear.

To the rear of the property lies the fully enclosed generous garden offering two large patio areas, one with a timber pergola - ideal to enjoy al-fresco dining with its sunny south facing position. The garden offers a timber storage shed to remain along with a greenhouse. Ample space is provided for a vegetable garden and full power is offered to the garden. This larger than average garden benefits from a good degree of privacy.

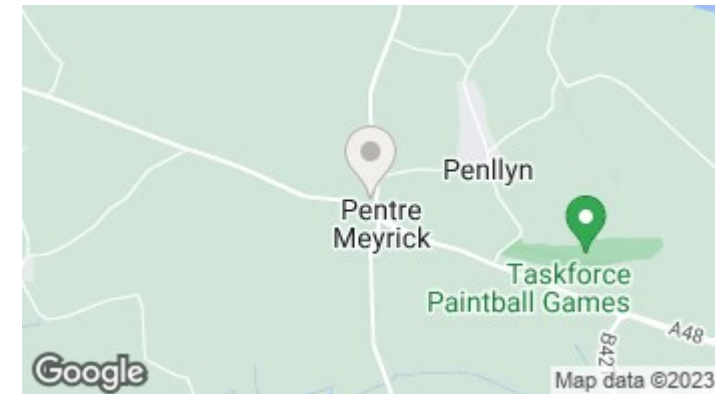
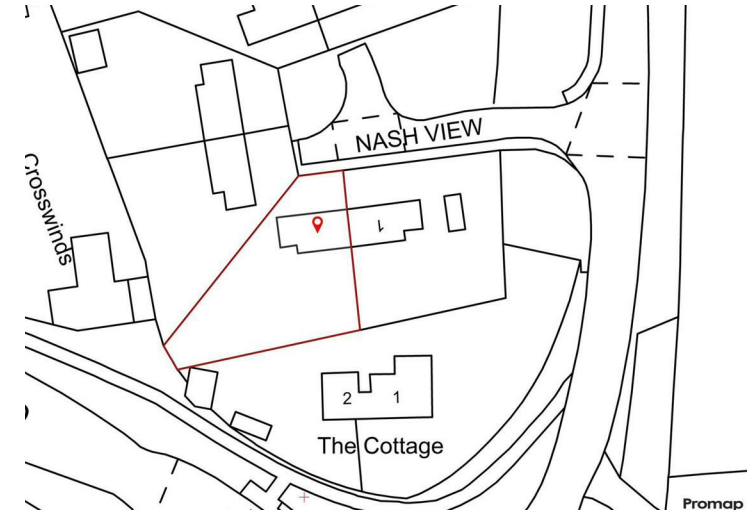
ADDITIONAL INFORMATION

Mains drainage, water and electricity connected to the property.
Solid fuel central heating. Council Tax Band: E.

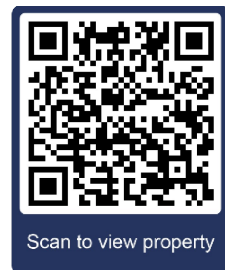


Total area: approx. 96.2 sq. metres (1035.8 sq. feet)

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 | | 73 |
| (55-68) | D | | |
| (39-54) | E | 43 | |
| (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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