



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

Watts  
& Morgan







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Vale Of Glamorgan, CF71 7EF

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## Guide Price £450,000 Freehold

3 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A delightful and well-maintained three bedroom link-detached property. Situated within a short flat walk to Cowbridge High Street, Restaurants and Schools. Enjoying a corner plot position. Accommodation comprises; entrance porch, hallway, cloakroom/WC, lounge opening into dining room, conservatory, kitchen/breakfast room and utility. First floor landing; three bedrooms, en-suite and family bathroom. South-facing landscaped rear garden and off-road driveway parking leading to an integral garage.

No ongoing chain.

EPC Rating; 'TBC'.

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### Directions

Cowbridge Town Centre – 0.2 miles

Cardiff City Centre – 21.8 miles

M4 Motorway – 7.2 miles

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## Summary of Accommodation

### ABOUT THE PROPERTY

Nestled in a small cul-de-sac, within a short flat walk to Cowbridge High Street.

Double uPVC doors open into a porch area with an additional front door into the entrance hallway. A carpeted staircase leads to the first floor landing with alcove beneath for storage and into a 2-piece cloakroom/WC.

The lounge is a generous size reception room with front facing uPVC window. The central feature to this room is the electric fire with timber mantel and marble hearth. An open arch leads directly into the dining room and further again into a conservatory with access to the garden.

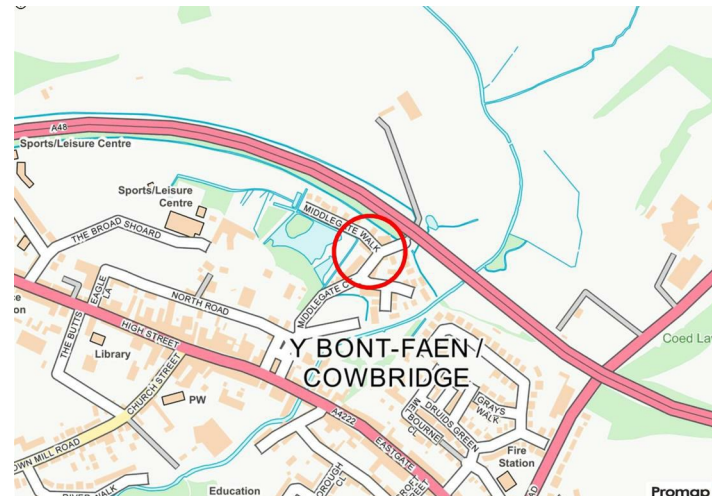
The kitchen/breakfast room is fitted with a range of beech wall and base units and complementary laminate work surfaces. A range of 'Hotpoint' appliances to remain to include; 4-ring gas hob, double oven with grill plus further space for freestanding appliances. The wall-mounted gas boiler is located in the kitchen and access is provided out to the rear garden.

Just off from the kitchen/breakfast room is a utility room which also opens into the integral garage.

To the first floor, the landing has an airing cupboard which houses the hot water tank and all doors lead to the bedroom accommodation.

The first floor has two double bedrooms; each with fitted storage and the largest bedroom has its own en-suite shower room. Plus there is a third single bedroom with large storage cupboard.

A 3-piece family bathroom completes the first floor with fully tiled walls and fitted vanity storage cupboards.



## GARDENS AND GROUNDS

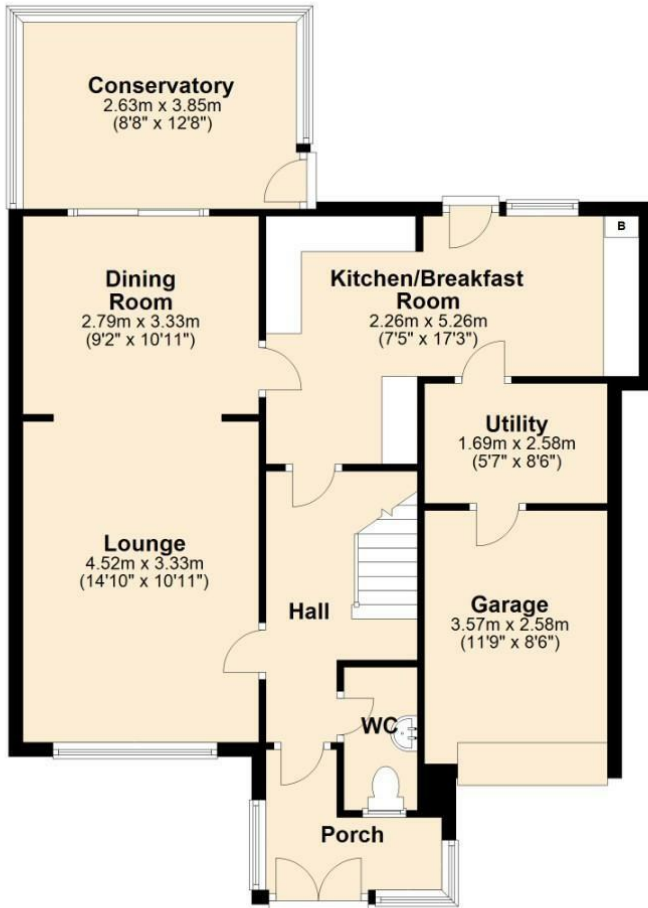
7 Middlegate Court is positioned on the corner of a quiet cul-de-sac, occupying a south-facing position to the rear. The frontage is low maintenance with block paver driveway providing off-road parking leading to the integral single garage. A broad gate provides access to the rear garden which is a level landscaped area predominantly laid to lawn, with block paver patio area and timber storage shed to remain.

## ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas fired central heating. EPC Rating; 'TBC'. Council Tax Band TBC.

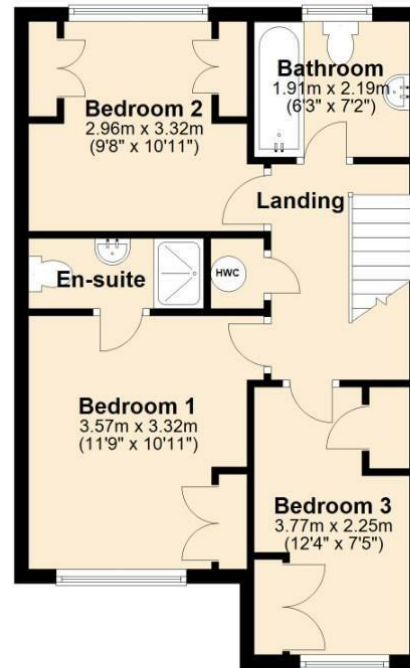
### Ground Floor

Approx. 77.4 sq. metres (833.4 sq. feet)



### First Floor

Approx. 43.9 sq. metres (472.6 sq. feet)



Total area: approx. 121.3 sq. metres (1306.0 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			
(55-68) D		62	
(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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