



5 The Limes
Cowbridge, Vale of Glamorgan, CF71 7BJ

Watts
& Morgan



5 The Limes

Cowbridge, Vale of Glamorgan, CF71 7BJ

Guide price: £299,950 Freehold

1 Bedrooms | 1 Bathrooms | 1 Reception Rooms

In a wonderfully convenient location close to Cowbridge town, a thoroughly modernised and very well presented one bedroom home with accommodation including: living room and kitchen; to the first floor: bedroom and shower room. Paved off-road parking space fronting the property for a small car. To the rear of the property is a surprisingly generous "secret garden".

EPC rating: 39

Directions

Cardiff City Centre – 12.5 miles

M4 Motorway, J35 Pencoed – 6.7 miles

Your local office: Cowbridge

T: 01446 773500

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Summary of Accommodation

About the property

Most conveniently located within yards of Cowbridge town centre, 5 The Limes has been modernised in recent years and further improved within the last 18 months. A living room is to the front of the property, looking over a paved forecourt onto The Limes. This cosy room has a feature mantelpiece, ample space for seating and room remaining for a dining table. A staircase leads to the first floor while a door links in to the kitchen. The contemporary fitted kitchen includes a range of units with electric oven and hob to remain; space for a tall fridge freezer (to remains) and plumbing for washing machine. A doorway from here connects into the rear garden space. To the first floor, a central landing area is positioned between the the bedroom and the shower room. This double bedroom has shuttered window looking onto The Limes with further natural light from a skylight and includes a double wardrobe with adjacent, a hot tank/electric immersion heater. The stylish shower room features a corner shower cubicle, WC and hand basin.



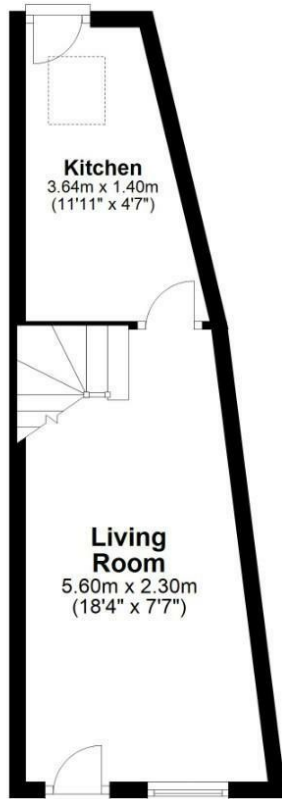
Additional information

Freehold. Mains electric, water and sewerage connect to the property. It is understand there is a mains gas supply to the roadway fronting the property. Council tax: Band B

The property has, of late, been let as a holiday cottage. All the furniture within the property is available by separate negotiation.

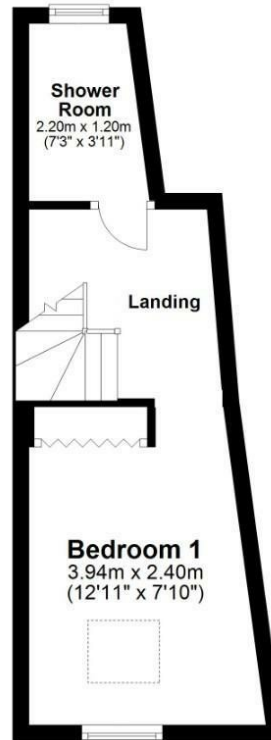
Ground Floor

Approx. 21.8 sq. metres (234.4 sq. feet)



First Floor

Approx. 19.3 sq. metres (207.4 sq. feet)

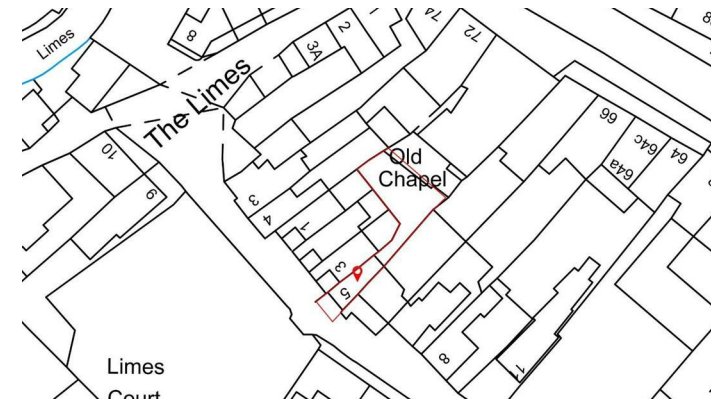


Total area: approx. 41.0 sq. metres (441.8 sq. feet)

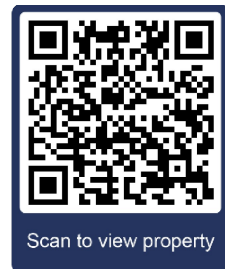
Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Garden & Grounds

Fronting the property is a paved, off-road area with space enough for a small car. To the rear of the property is a "secret garden", dramatically improved in the near past. It is enclosed to one side, by "Old Chapel" and, to the rear, by the Shampin Restaurant and provides a surprisingly large haven from the hustle and bustle of Cowbridge town. The surprisingly large, low maintenance area includes paved seating areas and a timber summer house, positioned to catch the afternoon and evening sun.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(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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