



82 Millfield Drive, Cowbridge,
Vale Of Glamorgan, CF71 7BR

Watts
& Morgan



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Vale Of Glamorgan, CF71 7BR

Guide Price £409,950 Freehold

3 Bedrooms | 1 Bathroom | 1 Reception Room

A well-presented and extended family home, conveniently located for Cowbridge High Street. Just a short stroll to shops, schools and cafes. Accommodation over 1000 sq ft to include; porch, lounge opening into superb kitchen-dining room with patio doors to garden. First floor landing, two double bedrooms and a third single room. Plus ground floor WC and luxurious family bathroom. Fully landscaped rear garden, and driveway parking for two vehicles leading to a single garage.

EPC Rating; TBC.



Directions

Cowbridge Town Centre – 0.5 miles

Cardiff City Centre – 15.8 miles

M4 Motorway – 9.3 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk



Summary of Accommodation

ABOUT THE PROPERTY

A wonderfully presented and extended family home, in an extremely convenient location close to Cowbridge town, its shops, schools and services.

Located at the head of this popular cul-de-sac which is a short walk to the High Street, sits 82 Millfield Drive.

A porch area provides space for cloaks and shoes and a carpeted staircase leads to the first floor landing.

The lounge is a delightful reception space, filled with plenty of natural light through the broad front-facing window and has double bi-folding doors which leads through into the open-plan kitchen-dining room. Solid oak flooring is fitted to both the lounge and dining room.

The kitchen-dining room is the heart of this family home, seamlessly blending indoor/outdoor living with French doors opening onto the patio which provides an ideal space for entertaining. The kitchen has been fitted with a range of modern wall and base units with solid oak work surfaces wrapping around into a breakfast bar area. On offer are a range of appliances to remain to include; integral dishwasher, undercounter fridge and freezer, and a freestanding wine cooler. The large freestanding gas range cooker can be available via separate negotiation. Additional there is a Belfast sink unit and plumbing for a washing machine. The kitchen has been laid with contemporary mosaic floor tiles, and just off from the dining area is a modern 2-piece WC which also houses the gas-fired combi boiler.

To the first floor landing, a uPVC window overlooks the side aspect and an airing cupboard with radiator provides space for laundry.

The principal bedroom has a range of mirrored door fitted wardrobes to remain and is a good sized double room overlooking the rear garden.

The second double bedroom provides ample space for freestanding wardrobes and the third single room has its own fitted closet.

These three bedrooms have shared use of the luxurious 3-piece family bathroom, with bespoke shelving and LED lighting. The extra width bath has a Victorian-style rainfall shower over with glass screen and fully tiled walls.





Total area: approx. 96.7 sq. metres (1041.1 sq. feet)

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

GARDENS AND GROUNDS

The private driveway provides parking for two vehicles and leads to the single garage with manual up and over door, full power supply and pedestrian door to garden.

The front garden has been planted with an array of colourful mature hedgerow, and a timber gate from the driveway leads to the rear garden.

The fully landscaped rear garden is a great entertaining space, with raised deck and planted borders; with steps leading down to a paved area with space behind the garage ideal for bins/recycling.

ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired combi central heating. Council tax band E.



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



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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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