



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

Watts  
& Morgan







# 20 Middlegate Court, Cowbridge,

Vale Of Glamorgan, CF71 7EF

---

## Guide Price £450,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A well-proportioned three bedroom detached property located just a short stroll from Cowbridge High Street. Accommodation over 1,300 sq ft to include; entrance porch, hallway with cloakroom/WC, open-plan living with dining room and kitchen/breakfast room. Three good sized bedrooms; en-suite and a family shower room. Off-road driveway parking for three vehicles leading to an integral single garage with electrically operated door. Rear paved garden.

No ongoing chain.

EPC Rating; D.

---

### Directions

Cardiff City Centre – 16.0 miles

M4 Motorway – 10.0 miles

---

Your local office: Cowbridge

T: 01446 773500

E: [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)







## Summary of Accommodation

### ABOUT THE PROPERTY

Located in the centre of Middlegate Court, neatly positioned on a corner plot within a short stroll of the High Street.

An entrance porch leads through into the hallway with a 2-piece WC/cloakroom.

The open-plan living area has a lounge with central feature gas fire and front facing broad uPVC window. A staircase leads to the first floor landing with space beneath for storage. A square arch connects into the dining room with sliding aluminium doors leading onto the south-facing rear patio. Adjacent to here is the kitchen/breakfast room fitted with a range of high gloss wall and base units and complementary laminate work surfaces. A range of integral appliances to remain to include; 4-ring electric hob, oven with grill and extractor hood over and slim-line dishwasher. The kitchen overlooks the rear garden with a uPVC door providing access out onto the patio. An integral door leads through into the single integral garage which houses the 'Baxi' gas boiler, full power and electric roller shutter door.

To the first floor landing is an airing cupboard housing the hot water tank and all bedroom accommodation leads off.

There are three generous size bedrooms; the principal bedroom has a range of sliding door wardrobes to remain and an en-suite shower room. The two further bedrooms also have fitted storage and share use of the modern 3-piece shower room.



### GARDENS AND GROUNDS

Externally enjoying a corner plot position with paved front and rear gardens, part-enclosed by mature hedgerow offering a good degree of privacy.

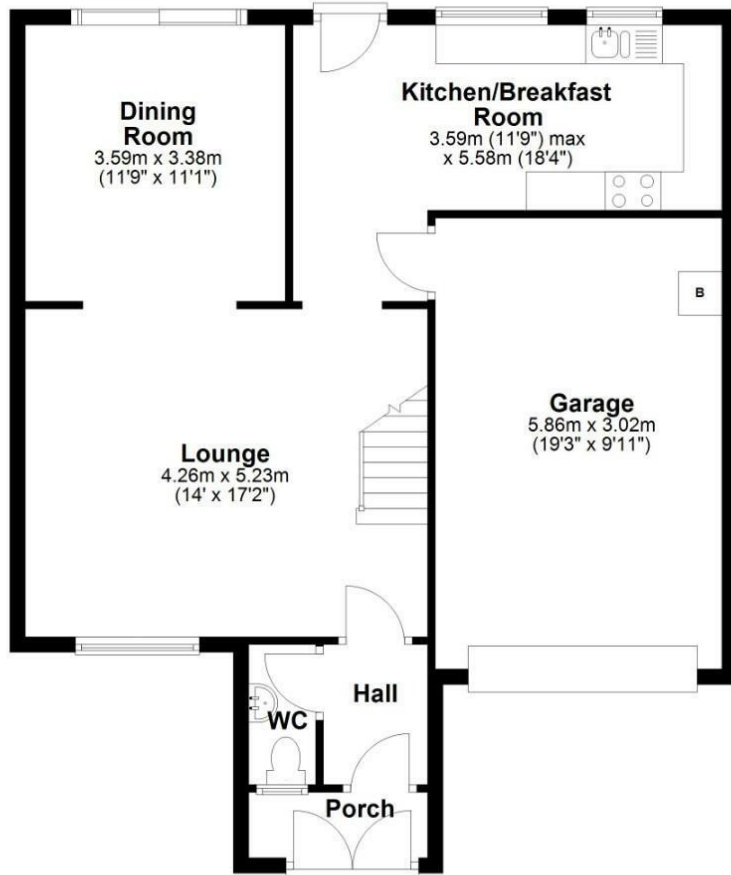
Side access leads to the rear garden with timber shortage shed to remain. There is a good sized patio area and benefits from the early afternoon through to evening sun, with an array of mature shrubbery and rose bushes.

## ADDITIONAL INFORMATION

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

### Ground Floor

Approx. 76.3 sq. metres (820.9 sq. feet)



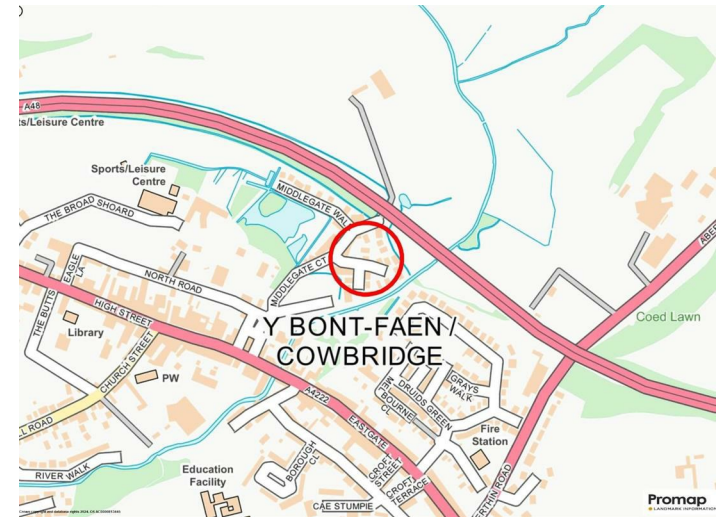
### First Floor

Approx. 47.3 sq. metres (509.5 sq. feet)



Total area: approx. 123.6 sq. metres (1330.4 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			82
(81-91) B			
(69-80) C		68	
(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	



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](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

Follow us on  
  

**Watts  
& Morgan**