



1 Caeffermaen Cottages, Tredodridge,
Near Cowbridge, CF71 7UL

Watts
& Morgan



1 Caeffermaen Cottages,

Tredodridge, Near Cowbridge CF71 7UL

Guide Price £400,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A sizeable semi-detached cottage nestled in the hamlet of Tredodridge offering much scope and potential. In need of full renovation but offering many original features throughout. Accommodation to include; lounge with log-burner, dining room, fitted kitchen, rear porch/utility and ground floor cloakroom/WC. One bedroom self-contained annexe with open-plan living/kitchenette and en-suite. First floor with three bedrooms and a 3-piece bathroom. Externally offering a generous plot in need of attention and a double garage with off-road gated parking, plus lean-to.

No ongoing chain. EPC Rating; 'TBC'.

Directions

Cowbridge Town Centre – 6.2 miles

Cardiff City Centre – 15.0 miles

M4 Motorway – 1.8 miles

Your local office: Cowbridge

T: 01446 773500

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Summary of Accommodation

ABOUT THE PROPERTY

Set on a generous plot and in need of full renovation; 1 Caeffermaen Cottages offers plenty of potential and much scope, within the heart of Tredodridge.

An original, central door opens through into the lounge with exposed stone wall to both sides and a window to the front aspect with window seat. A central feature to the room is a freestanding multi-fuel burner set on a flagstone hearth with exposed ceiling beams and a timber door opens through into the rear porch.

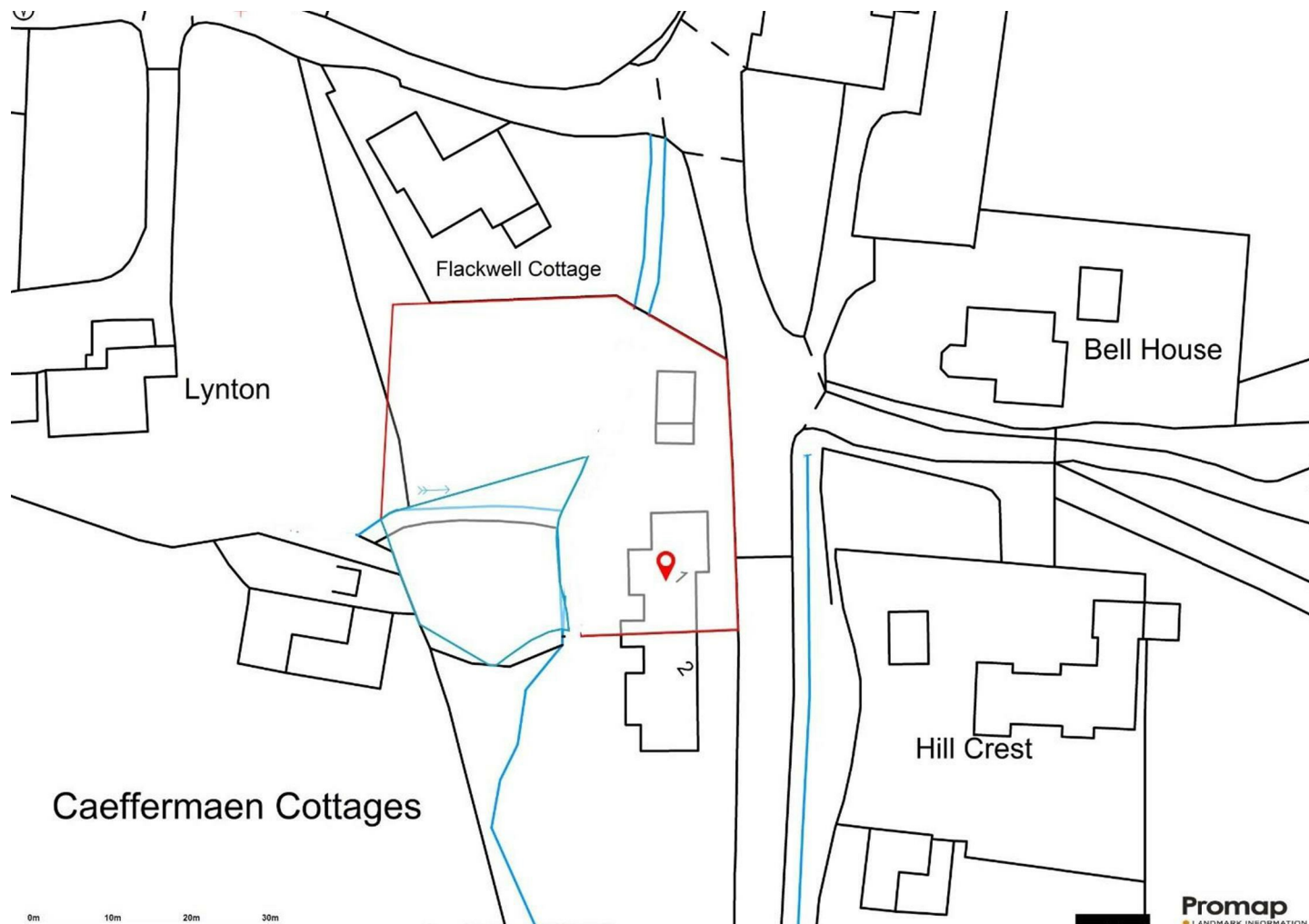
From the lounge is access into the dining room with a built-in storage cupboard, an outlook to the front and freestanding anthracite boiler for central heating (not currently working). Steps lead down into a kitchen which is fitted with shaker style wall and base units and complementary laminate work surfaces with eye-level 'De'Longhi' double oven, separate grill and 4-ring electric hob. There is an outlook over the rear garden and plumbing for a washing machine.

The inner hallway has a carpeted staircase leading to the first floor landing and provides a 2-piece cloakroom/WC.

Additionally beyond the dining room, a lockable door opens into a self-contained annexe with kitchenette and open-plan living space with French doors providing access to the rear garden, along with its own separate front door access. A sliding door opens through into the ground floor double bedroom with sliding fitted wardrobes and into a 3-piece shower room.

Completing the ground floor is a rear porch/utility area with a door providing access to the rear.

To the first floor landing, there are two double bedrooms with outlooks to the front aspect with fitted storage and a single bedroom all with shared use of the 3-piece bathroom.



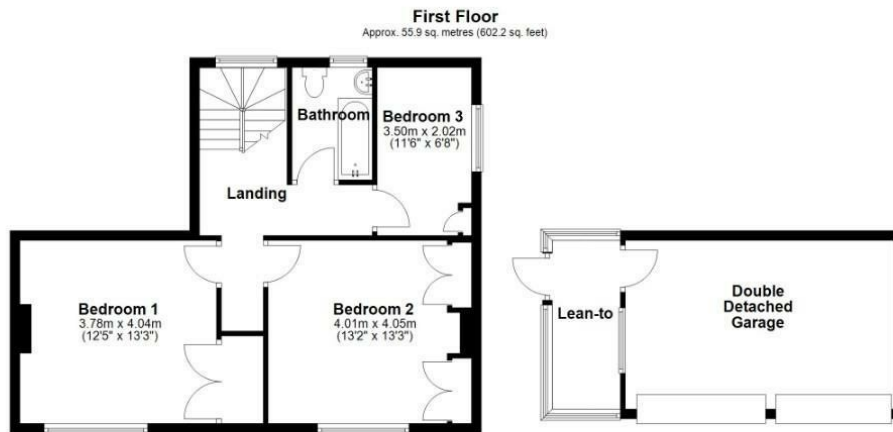
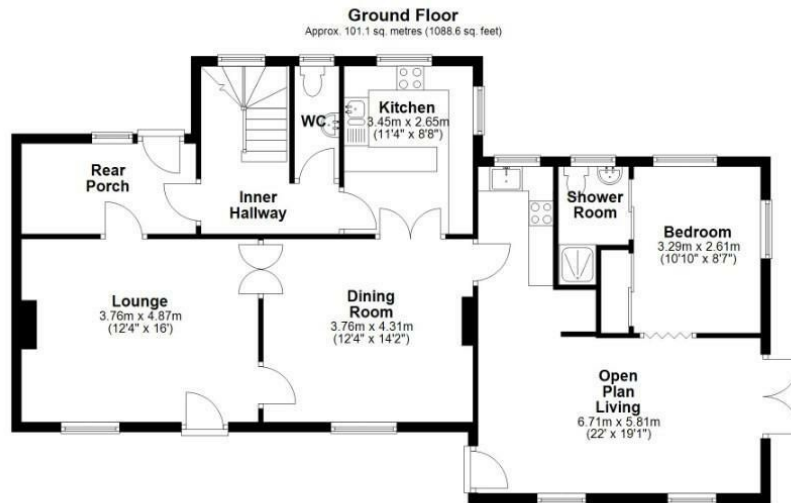
GARDENS AND GROUNDS

Positioned to the centre in the hamlet of Tredodridge, offering a lovely position within this quiet and reputable Vale location. The cottage sits on a generous tiered plot with stream running through the centre. The garden is in need of attention but offers scope to really appreciate the south-westerly sunny garden.

The private frontage with wrought iron gate leads to the front entrance and detached from the cottage is a double garage with additional lean-to store with gated parking in front for up to four vehicles.

ADDITIONAL INFORMATION

Freehold. Anthracite solid fuel central heating (not working). Cesspit drainage. Mains electricity and water. Council Tax is Band H.



Total area: approx. 157.1 sq. metres (1690.7 sq. feet)

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

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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			
		37	73
England & Wales		EU Directive 2002/91/EC	



Scan to view property

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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