



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

Watts
& Morgan



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Vale Of Glamorgan, CF71 7EF

Guide Price £695,000 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

A well-proportioned four bedroom detached property just a short walk to Cowbridge High Street and schooling. Accommodation over 1,600 sq. ft to include; porch, entrance hallway, lounge with feature gas fire and superb kitchen/family room with bi-fold doors to garden and a separate home office. First floor landing; four double-bedrooms, 2-suites and a 3-piece shower room. Externally enjoying private driveway parking for three vehicles leading to an integral garage and fully landscaped private rear garden. Viewing highly recommended to appreciate this spacious family home in the heart of Cowbridge.

No onward chain.

EPC Rating; 'TBC'.

Directions

Cowbridge Town Centre – 0.2 miles

Cardiff City Centre – 16.0 miles

M4 Motorway – 8.9 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

Nestled to the entrance of this popular cul-de-sac, within a short stroll to the High Street and all its shops, independent boutiques and cafes.

A composite door leads through into the entrance porch with Mandarin Stone ceramic tiled flooring and space for cloaks and shoes. Opening through into the large welcoming hallway fitted with contemporary Karndean white-washed flooring laid to Herringbone style, with shuttered window to the side aspect and a carpeted staircase leads to the first floor with useful understairs storage cupboard. Also a modern 2-piece cloakroom serves the ground floor.

Double doors open into the bay-fronted lounge with carpeted flooring and a central feature to this room is the living flame gas fire with timber surround and granite hearth.

Spanning the width of the property to the rear is the stunning kitchen/open-plan living/dining area. The kitchen has been fitted with a range of quality 'Sigma 3' wall and base units in two-tone navy and dove grey units with rose gold brass handles, quartz surfaces and mosaic tiled splash-back. Offering a range of 'Neff' appliances to remain to include; touch-screen hide and slide double oven, separate micro/grill, warming drawer, dishwasher and a 5-ring gas hob with large quartz splash-back and hidden extractor hood. There is space for an American style fridge/freezer (available via separate negotiation). On offer is a double opening shelved pantry cupboard with inset lighting. Also further presenting a one and a half sink unit with inset quartz drainer and food waste disposer with downlights over. Opening seamlessly into the dining area/living space with 4-door bi-folding door leading onto the rear decking area which is ideal for entertaining to incorporate inside/outside living. This contemporary space is ideal for family living with three Velux windows allowing plenty of natural light.

Just off from the kitchen is the home office with shuttered window over-looking the rear garden and provides access into the integral garage.

To the first floor; an airing cupboard houses the hot water tank with shower pump and a loft hatch gives access to the loft space.

Bedroom one is a fantastic size room benefiting from a dual aspect with shuttered front and rear windows. There is ample space for freestanding wardrobes and has the benefit of its own 4-piece en-suite shower room with roll-top slipper bath, underfloor heating and separate shower.

Another double en-suite bedroom with an outlook over the front and two further double rooms; each with ample space for fitted wardrobes that have shared use of the 3-piece shower room with walk-in shower.



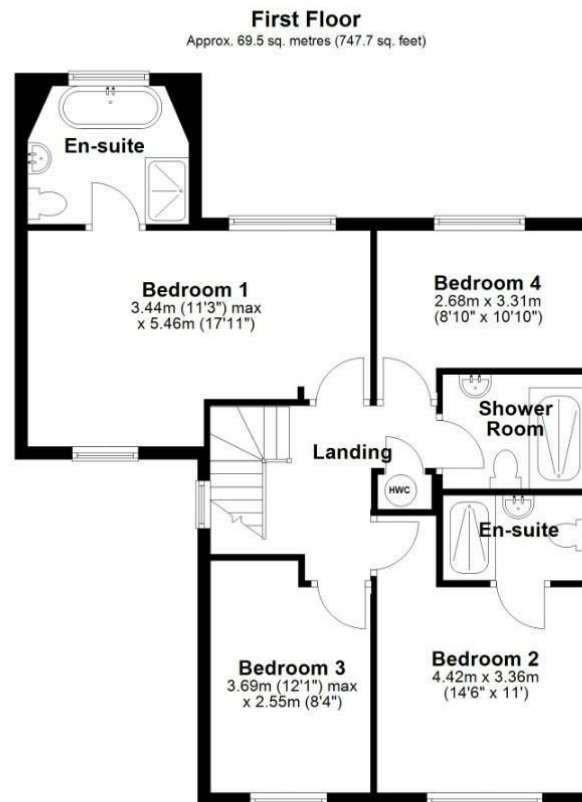
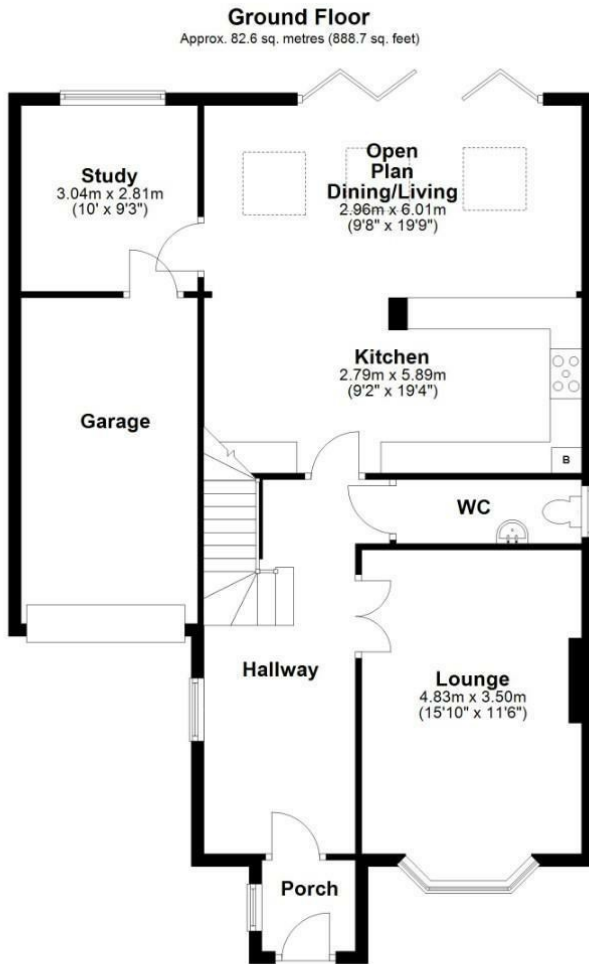
GARDEN AND GROUNDS

4 Middlegate Court is neatly positioned to the entrance of this popular development with block paved driveway providing parking for three vehicles, leading to an integral garage with manual door and fully power supply.

The front garden is part enclosed with mature hedgerow and offers an array of colourful borders, eucalyptus tree and is laid to lawn with side access around to the rear. The fully landscaped mature rear garden is fully enclosed to offer a predominately lawned area with decking, ideal for al-fresco dining, planted with an array of colourful borders and with gated access to an additional wild garden and stream. There is side access around to the front which also houses a timber storage shed to remain. The garden enjoys a good degree of privacy and benefits from a south-westly aspect.

ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas fired 'Baxi' central heating boiler. Council Tax is Band F.



Total area: approx. 152.0 sq. metres (1636.5 sq. feet)

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

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	77
(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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