



4, Aubrey Terrace
Cowbridge, CF71 7DN

Watts
& Morgan



4, Aubrey Terrace

Cowbridge CF71 7DN

**Offers in excess of
£250,000 Freehold**

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A Victorian, mid terrace cottage in an exceptionally convenient location for Cowbridge High Street and schools. Accommodation over 1,100 sq ft including: open plan lounge / dining room with log burner, fitted kitchen with utility area and downstairs bathroom. First floor with three bedrooms and an en-suite shower room. Externally offering a courtyard rear garden with side access and on-road parking to the front aspect. No ongoing chain. EPC Rating; D.

Directions

From our Cowbridge town centre office, travel along High Street into Eastgate, in the direction of the traffic lights. Turn right into Croft Street, and then immediately right again, to find Aubrey Terrace to your right. This terrace of 7 homes runs parallel to High Street, and can also be accessed from 'The Limes'.

Your local office: Cowbridge

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Summary of Accommodation

SITUATION

The Historic Market Town of Cowbridge is at the heart of the rural vale and is famous for its quality, individual shops, boutiques; restaurants, pubs and cafes; and is home to a centrally positioned Waitrose store. Further services include a health centre, leisure centre, various sporting clubs, public library and Old Hall Community Centre. Cowbridge has been named as the "best place to live in Wales" in an annual guide by the Sunday Times. The newspaper said it has drawn on a "range of factors, including community spirit, exam results, broadband speed and the availability of local shops". Furthermore, there are local primary and secondary schools within the town itself. Access both east and west is via the A48, which by-passes the Town. The City of Cardiff which has the usual amenities of a Capital City lies some 13 miles to the east with a main line rail connection to London in around two hours. The M4 motorway lies to the north of Cowbridge and junctions 33, 34 and 35 service "The Vale". There are several golf courses within the area and the heritage coast with its cliff-top walks and mixture of sandy and stony beaches lies to the south and west.

ABOUT THE PROPERTY

In an exceptionally convenient location, within a short stroll of Cowbridge town centre with its shops and schools, 4 Aubrey Terrace offers no onward chain.

To the front of the property is a broad living room, from which opens into a dining space with kitchen beyond. The living room has a log burner as a focal feature with original exposed beams, and a carpeted staircase leads to the first floor.

The modern kitchen includes a good range of white high gloss storage units with electric oven and gas hob and sink unit to remain; with ample space for a breakfast table. From the kitchen a window looks over the rear courtyard garden and there is a utility space with space for a freestanding fridge/freezer.

The rear porch opens to the courtyard garden and further into a ground floor bathroom.

To the first floor are three bedrooms. The largest of these runs the width of the front of the property. The smallest bedroom, to the rear aspect, was originally a very large bathroom which has been re-modelled to include a single bedroom / home office with en-suite shower room.

GARDENS AND GROUNDS

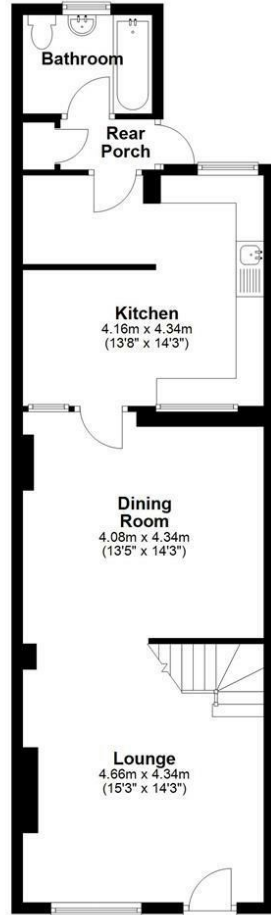
To the rear of the property is a paved courtyard with lockable side access to the front of the property.

ADDITIONAL INFORMATION

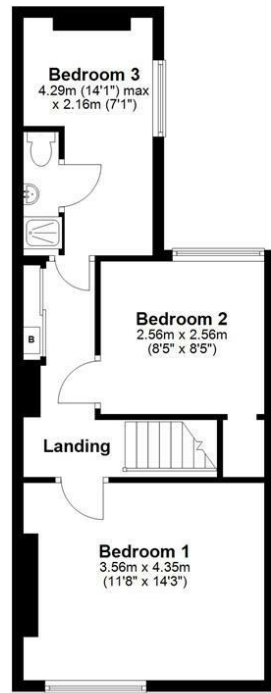
Freehold. All mains services connected. Gas-fired combi boiler. Council tax band TBC.



Ground Floor
Approx. 63.2 sq. metres (680.1 sq. feet)



First Floor
Approx. 40.7 sq. metres (438.3 sq. feet)

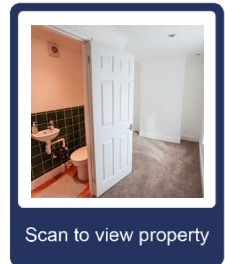


Total area: approx. 103.9 sq. metres (1118.5 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
65		
England & Wales	EU Directive 2002/91/EC	



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