



Windy Ridge, Primrose Hill,
Cowbridge, Vale of Glamorgan, CF71 7DU

Watts
& Morgan



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Cowbridge, Vale of Glamorgan, CF71 7DU

Guide price: £550,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A detached bungalow set within a wonderfully proportioned plot of about 1/3 of an acre just outside of Cowbridge with views in a westerly direction over fields and farmland onto the town. Currently providing about 1700 sq.ft of accommodation, it is in need of modernisation and has considerable scope to further improve/extend/rebuild (subject to any appropriate consents). Living room, dining area, kitchen-breakfast room, two ground floor bedrooms and a bathroom; third bedroom to the first floor. Surrounding gardens including lawns, paved seating areas, and summer house together with a double garage (in need of attention).

EPC rating: TBC

Directions

Cowbridge Town Centre – 0.5 mile

Cardiff City Centre – 12.2 miles

M4 Motorway, J35 Pencoed – 7.1 miles

Your local office: Cowbridge

T: 01446 773500

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Summary of Accommodation

About the property

Windy Ridge is an individual property understood to have been built in the early 1960's. It is set in a plot of about 1/3 of an acre occupying a unique location, approximately ½ mile from the very centre of Cowbridge Town yet in an elevated position enjoying westerly views over own gardens, adjoining fields and farmlands onto Cowbridge Town. The property itself currently provides 1700sq.ft of accommodation and is in need of modernisation/ improvement. There is huge potential to significantly extend or rebuild the property (subject to any appropriate consents). A central, galleried hallway leads, to the right, to bedroom accommodation and, to the left, the living rooms. A kitchen-breakfast room looks to the rear of the property. A large family lounge has a broad picture window to the front (south facing) elevation and a second window from which to enjoy the views over gardens and farmland. An opening links through to the dining room with the same views. Looking over the rear garden is a kitchen-breakfast room. Two ground floor bedrooms flank a bathroom while a third double bedroom is located the to the first floor.

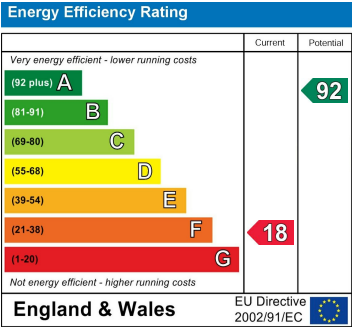
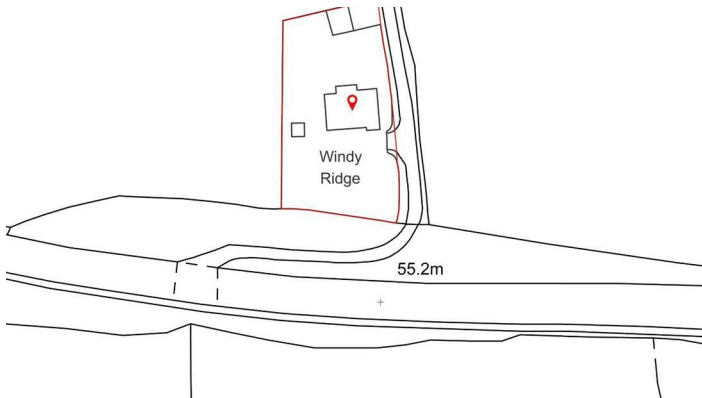
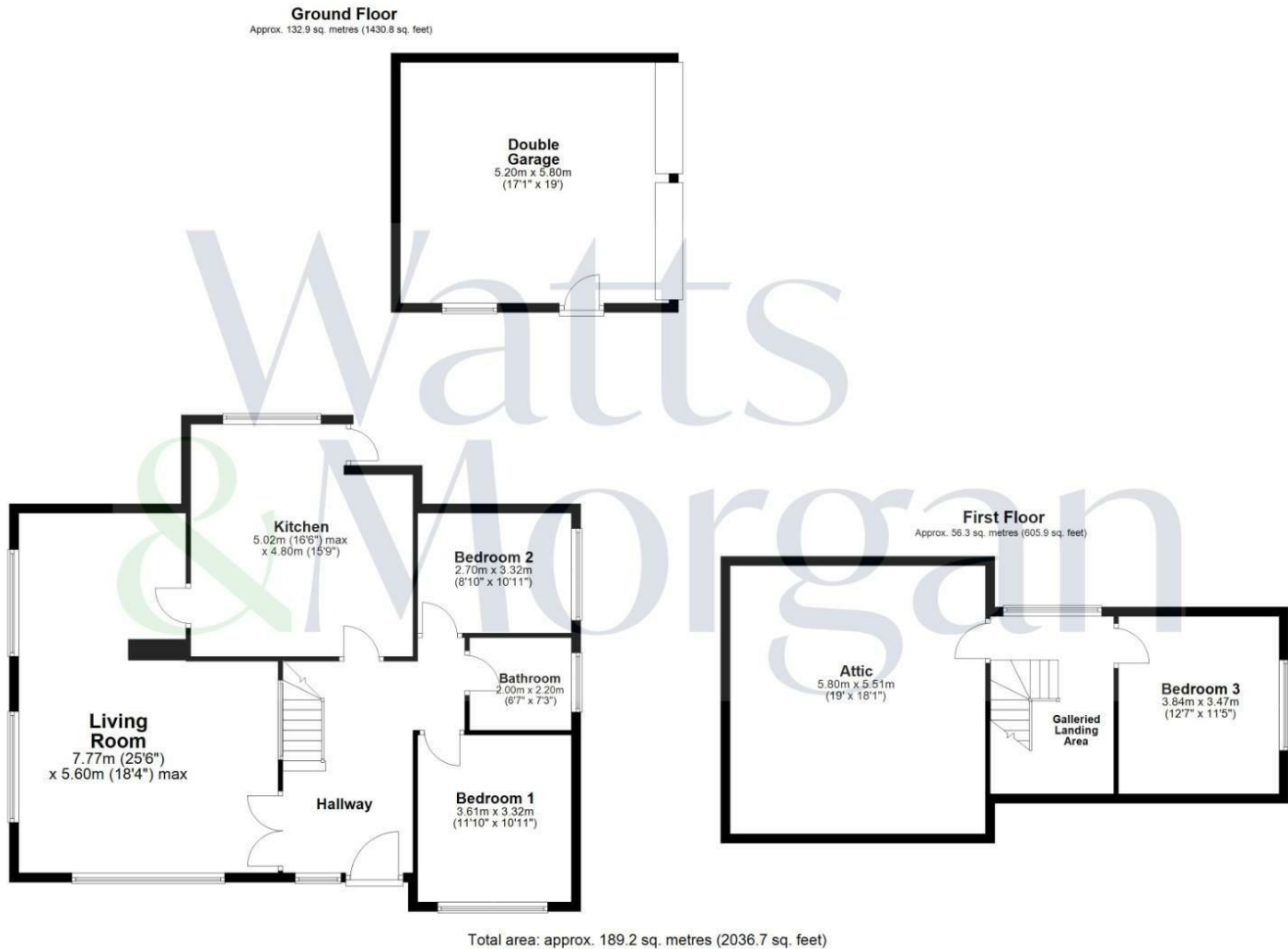


Additional information

Freehold. Mains electric and water connect to the property. Cesspit drainage. Coal fired heating. Council tax: Band F

Garden & Grounds

Set within a plot of approximately 1/3 of an acre, Windy Ridge is accessed from Primrose Hill via a lane shared with two houses beyond. A pull-in runs to the front of the property whilst a forecourt parking area is in front of the garage. Double garage (approx. max. 5.8m x 5.2m) is entered via two sets of doors. The garage block is in need of re-roofing/attention. Gardens surround Windy Ridge to three sides and are mainly laid to lawn, featuring some paved seating areas. A lower, more sheltered 'garden room' adjoins the western boundary has been used as an additional seating area, there being a block built summer house with surrounding patio area.



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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