



East Villa, 48 Eastgate
Cowbridge, Vale of Glamorgan, CF71 7AB

Watts
& Morgan



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Guide price: £725,000 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A handsome, Grade II listed townhouse, conveniently close to the centre of Cowbridge and all its services and with south-facing garden to the rear. Entrance hallway, lounge, kitchen-breakfast room, garden room with dining and seating areas looking out over, and opening onto, the rear garden. Also ground floor WC and cellar. To the first floor: 3 double bedrooms and bathroom with bath and separate shower. South-facing garden to the rear with modern triple garage, off road parking and rear lane access. South facing garden to the rear with paved courtyard area, lawn and flagstone paved path running its length.



Directions

Cardiff City Centre – 12.6 miles

M4 Motorway, J35 Pencoed – 6.5 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

East Villa is a delightful, Grade II listed townhouse of immense character and offering deceptively spacious adaptable family accommodation. Located close to the eastern end of Cowbridge Town and within easy reach of the Town Centre and all its shops and services. The handsome Georgian frontage dates from the 19th century but the property within may have earlier origins. A 5-panel door with decorative fan light over opens into the broad ground floor hallway from which a door opens to the lounge while a staircase leads to the first floor bedrooms; the hallway continues to the kitchen-breakfast room with garden room beyond. The lounge has timber sash windows, with secondary glazed panes, looking onto the front courtyard garden and Eastgate. This large room has, as a focal feature, a wonderfully understated marble mantelpiece surrounding an inset fire (potential to re-instate); it is flanked to both sides by shelved alcoves. The hallway continues into the kitchen/breakfast room, a neat and efficient space to the rear of the property. Of two distinct areas, the breakfast room has ample space for a family sized dining table whilst the kitchen includes a comprehensive run of units with appliances, where fitted, to remain including gas hob, double electric oven, fully integrated dishwasher. Space remaining for washing machine and American style fridge/freezer. Double width, glazed doors lead from the breakfast room to the most recent addition to the property, a generous garden room. It features flagstone flooring and is lit from above by a lantern light. This wonderfully adaptable space has plenty of room for a dining table with a larger seating area to the far end with especially broad glazed windows and central sliding doors looking out over, and opening onto, a flagstone paved sunken garden. A doorway leads to a ground floor shower room/WC. Accessed from the breakfast area, an under stairs doorway leads down to a sizable cellar, ideal for wine cellar and additional storage. A window looks to the front elevation.



To the first floor, a central landing area with exposed, vanished floorboards has doors leading to all three double bedrooms and to the family bathroom. The largest double bedroom looks to the front elevation and includes a shelved alcove and a particularly deep walk-in wardrobe. A second double bedroom includes a feature period fireplace and also looks to the front. The third great double bedroom enjoys a southerly aspect

Additional information

Freehold. All mains services connect to the property. Gas-fired 'combi' central heating. Council tax: Band G

Garden & Grounds

The property fronts onto Eastgate but is set back from the pavement frontage via low stone walling with cast iron railings atop. This long plot extends all the way to Aubrey Terrace to the rear. A parking area running the width of the plot and leads to a modern detached triple garage accessed via a single electric door and via broad manually operated double width door. The garage (approx. max 6m x 6.8m) has power connected and eaves storage; a pedestrian door and also an 'up and over' garage door opens onto a gravelled hardstanding to the rear of the garage/at the end of the garden. Accessible from the garden room is a gloriously sheltered and private flagstone-paved courtyard garden, ideal for al fresco dining. Steps lead up from here to a larger central lawn edged flower and shrub borders. To the eastern side of the garden, a raised flagstone path runs the length of the garden and leads to a gravel-chipped hardstanding with access to the garage. East Villa is bordered, to one side, by 'Biou' nursery within a former Chapel



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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