



Forge Cottage, Cowbridge Road
Vale of Glamorgan, CF5 6SH

Watts
& Morgan



Forge Cottage, Cowbridge Road

St Nicholas, Vale of Glamorgan, CF5 6SH

£445,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

Located mid way between Cardiff and Cowbridge and to the very heart of the village of St Nicholas, Forge Cottage blends character with modern living. Immaculately presented and thoughtfully designed, it provides flexible accommodation including superb open-plan kitchen-living-dining space with exposed brick walling and contemporary units. Separate family lounge and three double bedrooms, one with an en suite bathroom and another with bathroom. Ample driveway parking, wonderfully sheltered courtyard garden fronting the property and a second sheltered seating area to the rear. Acoustic glazing; gas boiler with energy-efficient underfloor heating. Air conditioning / heating unit to kitchen-living room.



Directions

Cowbridge Town Centre – 6.6 miles

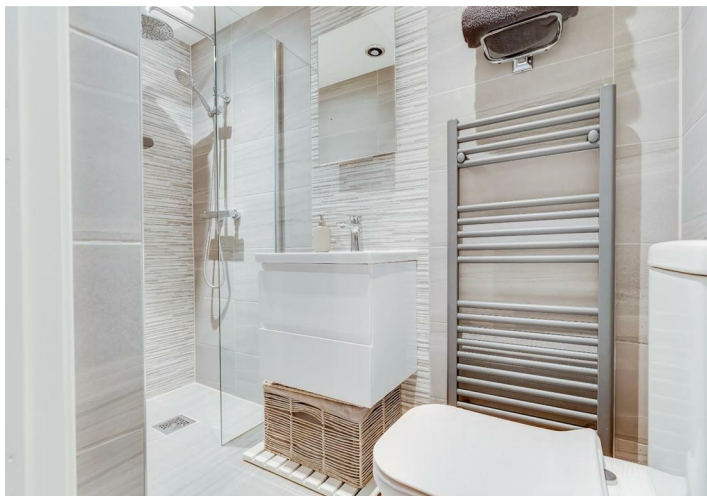
Cardiff City Centre – 9.8 miles

M4 Motorway J33– 5.9 miles

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Summary of Accommodation

About the Property

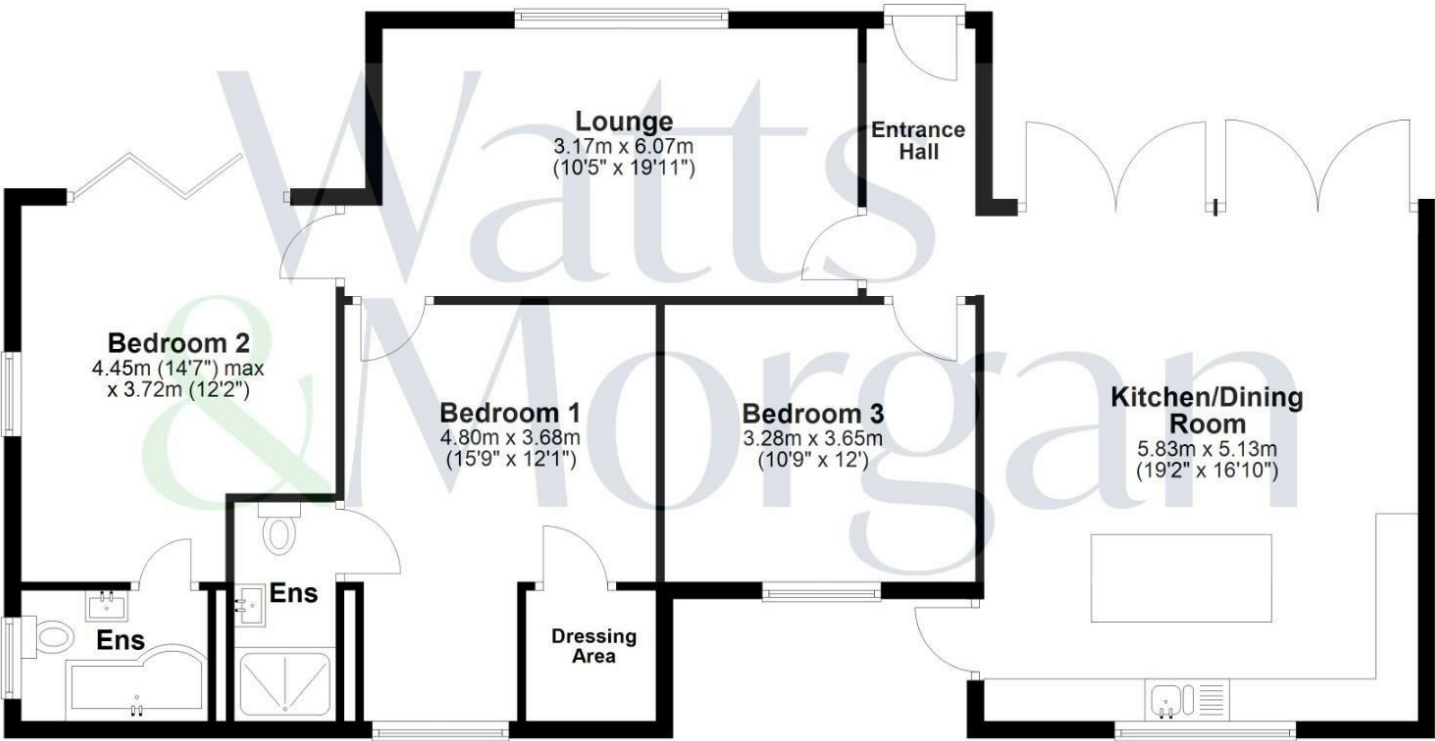
Once the Blacksmith's workshop for the village, the beautifully presented Forge Cottage offers the perfect fusion of modern convenience and character. Set in the heart of the popular village of St Nicholas, the property provides an immaculate, move-in ready retreat with easy access to both the market town of Cowbridge and Cardiff city centre. This home boasts a contemporary design, combining open spaces with smart, sustainable features. An entrance hall leads into the wonderfully designed kitchen-living-dining space. This is a great area, open to the pitch of the ceiling and with exposed brick walling to one side. The contemporary kitchen includes a most comprehensive range of units with quartz worktops and matching island / breakfast bar. Space / plumbing remains for appliances. There is ample room for a family dining table and chairs. A broad window overlooks the rear courtyard area while acoustic bi-fold doors look out over, and open directly on to, the front garden area. A family lounge looks to the driveway parking area, again featuring acoustic glazed windows.

The three bedrooms are all doubles and provide for a great degree of flexibility and adaptability. One of these, for example, is used as a second sitting room. The largest double bedroom looks to the front elevation and has its own en suite bathroom with shower over bath. A second double bedroom has a walk-in wardrobe and en suite shower room. The third double bedroom features an excellent bank of fitted wardrobes with floor-to-ceiling sliding doors.



Ground Floor

Approx. 107.5 sq. metres (1157.3 sq. feet)



Total area: approx. 107.5 sq. metres (1157.3 sq. feet)

Garden & Grounds

From the roadway running through the village, a broad, pillared entrance leads on to a sizeable, gravelled off-road parking area. A path leads to the front door while a gated entrance opens into the private courtyard garden. This neat space is enclosed by timber fencing and offers a peaceful outdoor space accessed primarily from the kitchen. The original blacksmith's wheel can be found in the courtyard, adding a unique nod to the property's past. To the rear of the property is a further area, ideal for storage. This runs to the side of the property, via a gated entrance, to the principal garden area.

Additional Information

Freehold. All mains services connect to the property. Gas-fired boiler and underfloor heating. Air conditioning / heating unit to kitchen-living space. Acoustic aluminium framed windows. Council tax: Band G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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