



4, Primrose Close, Cowbridge,
Vale Of Glamorgan, CF71 7DZ

Watts
& Morgan

4 Primrose Close, Cowbridge,

Vale Of Glamorgan, CF71 7DZ

Guide Price £215,000 Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

A spacious two bedroom mid-link property situated within walking distance of Cowbridge High Street and schools.

An ideal renovation project or first time purchase. In need of modernisation.

Accommodation to include; entrance porch, lounge, kitchen/dining room, two double bedrooms and bathroom.

Off-road private driveway parking for 2/3 vehicles.

Lawned rear garden with paving.

No on-going chain. EPC Rating TBC.

Directions

Cowbridge Town Centre – 0.6 miles

Cardiff City Centre – 15.8 miles

M4 Motorway – 18.0 miles

Your local office: Cowbridge

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Summary of Accommodation

About The Property

Just a short stroll to the high street, number 4 Primrose Close enjoys a south-facing garden, two double bedrooms and offers much potential to modernise.

The porch provides space for cloaks and shoes, and leads directly into the living space. The lounge is a dual aspect room with double doors opening out onto the rear garden and patio. A staircase with a large understairs storage cupboard, leads up to the first floor landing with Velux window.

Adjacent to the lounge is the kitchen/dining room. The kitchen is fitted with a traditional range of wall and base units, with a front facing window and double doors leading out onto the rear garden. The kitchen presents a fitted 4-ring gas hob with built-in oven/grill beneath and sink unit. Plumbing is provided for a washing machine. There is space for a dining table and a tall fridge/freezer.

To the first floor, there are two double bedrooms and a bathroom.

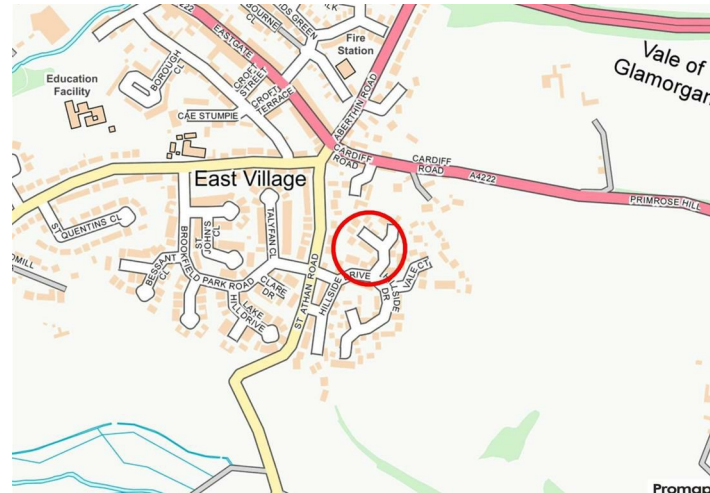
Gardens and Grounds

Nestled in this popular cul-de-sac, to the front of 4 Primrose Close is a block paved driveway providing parking for 2/3 vehicles.

To the rear, lies a paved and lawned south-facing, fully enclosed garden with timber gate to the bottom of the lawn which leads onto the rear lane. The garden is sheltered by tall trees providing a good degree of privacy.

Additional Information

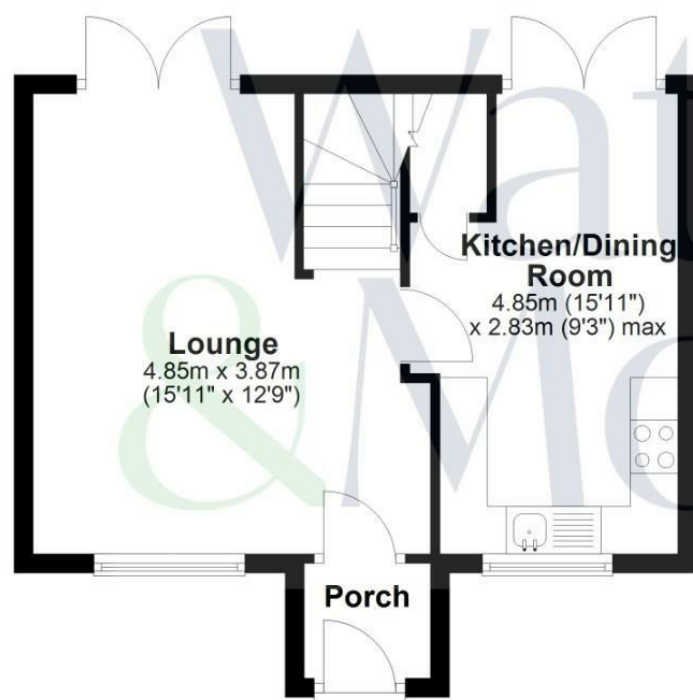
Freehold. Mains services connected. Council Tax Band TBC.



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.

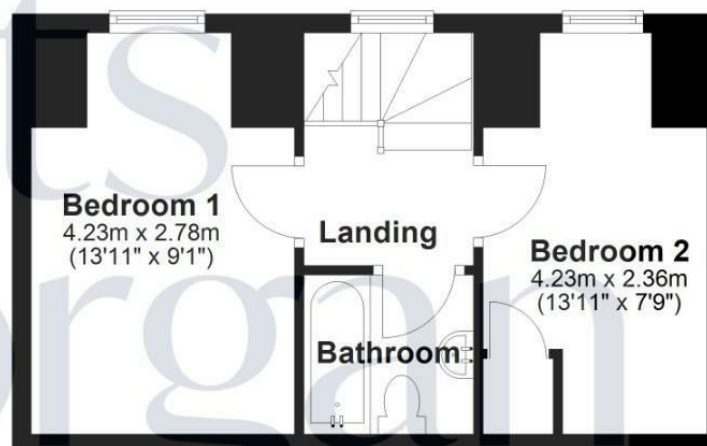
Ground Floor

Approx. 34.7 sq. metres (373.9 sq. feet)



First Floor

Approx. 30.1 sq. metres (324.4 sq. feet)



Total area: approx. 64.9 sq. metres (698.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		43
(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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