



2, Malthouse Court, Water Street  
Cowbridge, CF71 7QR



Watts  
& Morgan

## 2 Malthouse Court, Water Street

Broughton, Cowbridge CF71 7QR

### £800 Per Month

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

In an historic, landmark building within the hamlet of Broughton, a first floor flat with superb views over farmland. Accommodation comprising; communal lobby, hallway, open-plan lounge/dining room, fitted kitchen, two double bedrooms with fitted wardrobes and a 3-piece bathroom. Externally presenting single garage to rear with own lawned/chipping garden.

Sorry no pets  
EPC Rating C

Broughton is a very pleasant hamlet close to the village of Wick. From either Llantwit Major or St Brides Major, follow the B4265 coast road into Wick. Turn at the Lamb and Flag public house in Wick, pass the Church and turn left for Broughton. Continue along this road for close to a mile and take the second right hand turn onto Water Street. Old Malthouse Court will be to your right.

#### SUMMARY

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#### ABOUT THE PROPERTY

\* A communal hallway leads directly up to the first floor lobby with space for storage.

\* A private doorway opens through into the apartment with entrance hallway leading into a 3-piece bathroom with storage cupboard housing the 'Worcester' gas combi boiler.

\* The open-plan lounge/dining room enjoys front-facing views over farmland and beyond; with ample space for soft furnishings and dining furniture. The dining room provides space and versatility as a home office.

\* The Kitchen has been fitted with a range of shaker-style farmhouse cream wall and base units with laminate work surfaces.

\* Off from the central living area lies two good sized double bedrooms; one bedroom enjoying views across the countryside and both offering fitted wardrobes.

#### GARDENS AND GROUNDS

\*Each flat has its own area of garden, located to the rear of Old Malthouse Court.

\*The garden belonging to 2 Malthouse Court is currently laid to lawn with chippings area offering space for a bistro set.

\*A single garage (approx max measurements 4.86m x 2.43m) also belonging to the property, with manual up and over door.

