



The Hawthorns,  
Cowbridge, CF71 7RT



Watts  
& Morgan

# The Hawthorns

Graig Penllyn, Cowbridge CF71 7RT

## £1,895 Per Month

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

An opportunity to let this unique, beautifully presented four-bedroom detached property located in the heart of Graig Penllyn.

Accommodation comprises of large entrance hallway, downstairs w/c, three good sized reception rooms, a large Sigma 3 fitted kitchen to include integrated under counter fridge and dishwasher, AEG single fan oven, AEG 4 ring electric hob and stainless-steel extractor fan.

A large utility room which can accommodate two under counter appliances and space for a large freestanding fridge/freezer.

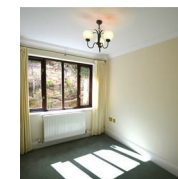
To the first floor, four good sized double bedrooms two of which have en-suites with walk in showers and a good size family bathroom fitted with a four-piece suite.

The outside area offers a raised patio and lawn area to enjoy the countryside views.

Double garage and ample parking.

Awaiting EPC.

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



**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

Follow us on  
  

**Watts  
& Morgan**