



5, The Limes
Cowbridge, CF71 7BJ



Watts
& Morgan

5 The Limes

Cowbridge CF71 7BJ

£950 Per Month

1 Bedrooms | 1 Bathrooms | 1 Reception Rooms

In a wonderfully convenient location close to Cowbridge town, a thoroughly modernised, fully furnished and very well presented one bedroom home with accommodation including: living room and kitchen; to the first floor: bedroom and shower room. Paved off-road parking space fronting the property for a small car. To the rear of the property is a surprisingly generous garden space. EPC Rating - E

SITUATION
The Historic Market Town of Cowbridge is at the heart of the rural vale and is famous for its quality, individual shops, boutiques; restaurants, pubs and cafes; and is home to a centrally positioned Waitrose store. Further services include a health centre, leisure centre, various sporting clubs, public library and Old Hall Community Centre. There are also local primary and secondary schools within the town itself. Access both east and west is via the A48, which by-passes the Town. The City of Cardiff which has the usual amenities of a Capital City lies some 13 miles to the east with a main line rail connection to London in around two hours. The M4 motorway lies to the north of Cowbridge and junctions 33, 34 and 35 service "The Vale". There are several golf courses within the area and the heritage coast with its cliff-top walks and mixture of sandy and stony beaches lies to the south and west.

ABOUT THE PROPERTY
Most conveniently located within yards of Cowbridge town centre, 5 The Limes has been modernised in recent years and further improved within the last 18 months. A living room is to the front of the property, looking over a paved forecourt onto The Limes. This cosy room has a feature mantelpiece, ample space for seating and room remaining for a dining table. A staircase leads to the first floor while a door links in to the kitchen. The contemporary fitted kitchen includes a range of units with electric oven and hob to remain; space for a tall fridge freezer (to remains) and plumbing for washing machine. A doorway from here connects into the rear garden space. To the first floor, a central landing area is positioned between the the bedroom and the shower room. This double bedroom has shuttered window looking onto The Limes with further natural light from a skylight and includes a double wardrobe with adjacent, a hot tank/electric immersion heater. The stylish shower room features a corner shower cubicle, WC and hand basin.

GARDENS AND GROUNDS
Fronting the property is a paved, off-road area with space enough for a small car. To the rear of the property is a "secret garden", dramatically improved in the near past. It is enclosed to one side, by "Old Chapel" and, to the rear, by the Shampin Restaurant and provides a surprisingly large haven from the hustle and bustle of Cowbridge town. The surprisingly large, low maintenance area includes paved seating areas and a timber summer house, positioned to catch the afternoon and evening sun.

ADDITIONAL INFORMATION
Freehold. Mains electric, water and sewerage connect to the property. It is understand there is a mains gas supply to the roadway fronting the property. Council tax: Band B
The property has, of late, been let as a holiday cottage. All the furniture within the property is available by separate negotiation.

PROCEEDS OF CRIME ACT 2002

