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High Street, Cowbridge  
offers over £500,000



black  
For Sale

pa peter  
alan  
For Sale  
0866 77857  
PACQUA, 3 DOUBLE BEDROOMS

## About the property

We introduce a rare gem to the market which is within level walking distance to Cowbridge High Street, being sold with no onward chain, this superb character property offers spacious and versatile living accommodation.

Comprising two double bedrooms, dressing areas to both bedrooms with fitted wardrobes, two en-suite shower rooms, plus a cloakroom to the ground floor. A large garage with a fob operated door, offers off road parking. A spacious and fully equipped kitchen with Island Unit which is open plan to a dining room or additional reception room. A bright and spacious lounge over looking Bear Field to the first floor. There are large windows, including roof windows to the first floor designed to increase light and natural ventilation, exposed stone wall features, plenty of storage, plus a small balcony area accessed from the master bedroom and a low maintenance courtyard garden.

The pretty and historic market town of Cowbridge is a hugely popular destination in the heart of the Vale of Glamorgan which offers many local facilities such as highly regarded schools, boutique shops, restaurants, library and health centre as well as sporting and recreational facilities including a leisure centre and cricket club etc.

Local road networks to the A48 and M4 mean major centres including Cardiff and Bridgend are within easy commuting distance. In addition, the Heritage coastline and beaches are just a few miles to the South.

## Accommodation

### Entrance Porch

Covered porch, outside light

### Entrance Hallway

Enter via obscure glazed UPVC front door into entrance hallway. The hallway runs the full length of property, offering rear access to the courtyard garden. Exposed stone walls, tiled flooring, alarm panel and three radiators. There are also doors to your garage, cloakroom, inner hallway plus kitchen/ dining room.

### Cloakroom

Fitted with a low level w.c, pedestal wash hand basin, fully tiled walls and floor. Extractor fan and radiator

### Inner Hallway

Carpeted stairs rising to the first floor. Door to understairs storage cupboard. This cupboard also offers scope to access your garage should you wish to convert this space. Radiator. Exposed stone walls and door leading to the kitchen;

### Kitchen /dining Room

29' 9" upto bay x 13' 1" max ( 9.07m upto bay x 3.99m max )

A superb and versatile open plan space and lends itself perfectly to be utilised as a dining room but could easily be used as another reception room as the kitchen offers space for a table and chairs. The kitchen is fitted with a good range of neutral wall and base units with complimentary work surfaces over. There are many integrated appliances including double oven, 5 ring gas hob with chimney cooker hood over. Undercounter fridge





and separate freezer, washing machine and dishwasher. The is also an Island unit with stainless steel sink and drainer. Slimline radiator. Open plan to the dining room with fitted carpets, a door leading back out to the hallway, large double glazed bay window and a wheelchair lift.

### First Floor Landing

Carpeted stairs with handrail and additional storage lead up from the ground floor and opens out to a bright and spacious landing with roof window and doors to all first floor rooms

### Lounge

21' 2" x 16' 1" max ( 6.45m x 4.90m max )  
Spacious room with large double glazed window to the front aspect overlooking Bear Field. Additional roof window, two radiators and fitted carpets.

### Master Bedroom

18' max x 9' 9" ( 5.49m max x 2.97m )  
Fitted carpets, two radiators, roof window with blind. Door accessing balcony, door to en-suite shower room. Wheelchair lift and archway to dressing area

### Dressing Area



10' 10" x 4' 5" upto wardrobes ( 3.30m x 1.35m upto wardrobes )  
Fitted with three, double wardrobes. Carpets

### En-Suite

Three piece suite comprising corner shower cubicle, wash hand basin set in vanity unit, low level w.c. Tiled walls and floor. Obscure glazed window to the rear and heated towel radiator

### Bedroom Two

11' 10" max x 9' 7" ( 3.61m max x 2.92m )  
Roof window with blind, fitted carpets and radiator. Archway leading to dressing area

### Dressing Area

7' 4" x 4' 8" up to wardrobes ( 2.24m x 1.42m up to wardrobes )  
fitted wardrobes and carpets. Radiator

### En-Suite

Comprising shower cubicle, wash hand basin set in vanity unit, low level w.c. Obscure glazed window to the rear aspect. Heated towel radiator. Tiled walls and floor. Door to airing cupboard housing "Worcester" boiler, shelving and a hanging rail



### Garage

19' 10" x 11' 5" max ( 6.05m x 3.48m max )  
Electric fob operated door. Light and power and internal door leading to hallway.

### Outside

Accessed from the master bedroom there is small balcony area which fits a bistro table and chairs and some pots and plants and outdoor electric socket

To the rear of the property and accessed via a door from the hallway is the private and low maintenance rear garden. With pond and space to enjoy outdoor dining.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.