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The Limes, Cowbridge

£500,000

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About the property

Presenting an exquisite, rare two-bedroom character cottage nestled in a prime location just a stone's throw away from Cowbridge High Street. Surrounded by an eclectic mix of boutique shops, eateries, and amenities, and boasting proximity to excellent schools including Cowbridge Comprehensive School, this property offers unparalleled convenience. Recently renovated and extended, this home exudes charm while showcasing modern comforts and high-end finishes.

The ground floor welcomes you with a spacious living room, a sleek bathroom, and a bright, open-plan kitchen/dining/family area adorned with bi-folding doors that flood the space with natural light and seamlessly connect indoor and outdoor living. Step outside to the expansive south-facing garden, perfect for soaking up the sun. Upstairs, two double bedrooms await, with the master bedroom featuring an ensuite shower room and glass Juliet balcony overlooking the lush rear garden. Furthermore, the vendor has confirmed that planning permission for a balcony off the master bedroom is obtainable from the Vale of Glamorgan council, adding to the property's allure. Whether you're considering downsizing, investing in a rental property, or exploring Airbnb opportunities, this residence ticks all the boxes. Internal viewing is highly recommended to truly appreciate the unique charm and potential of this stunning home.

Accommodation

Location

Resting between the sea, country and the City stands the Market town of Cowbridge. In 2017, The Sunday Times crowned it as the "Best Place to Live in Wales". There are well regarded local Primary and Secondary Schools within walking distance. There are a selection of bars, eateries and Recreation facilities including parks a leisure centre and various sporting clubs which offer tennis, squash, cricket, rugby, football and bowls. The good local road network including the A48 and M4 brings major centres within easy commuting distance. The Heritage Coast a short distance away also with beaches such as Southerndown and lighthouse at Nash Point and the cliffs of Llantwit Major.

Living Room

14' 10" x 11' 1" (4.52m x 3.38m)
Enter this space via a UPVC front door with double glazed vision panel. Double glazed windows to the front aspect allowing floods of natural light. Wood flooring. Slimline vertical wall mounted radiator. Stairs rising to the first floor with inset glass balustrade.

Kitchen/ Family/ Dining Room

17' 7" x 15' 2" (5.36m x 4.62m)
The space with natural light and the wow factor. Fitted with a modern high gloss kitchen, including a five ring gas hob with chrome fitted chimney cooker hood, electric oven, porcelain sink and drainer with chrome mixer tap. Integrated appliances include a washing machine and dishwasher. Bi-folding doors on to rear garden, making this the most wonderful social space for entertaining. A slimline





wall mounted radiator and a continuation of wood flooring from the living room.

Ground Floor Bathroom

Accessed via a single, oak sliding door on a straight black track. Three piece suite to comprise a walk in shower cubicle, low level wc and wash hand basin. Tiled splashback and heated chrome towel rail

Landing

Accessed from staircase rising from the living room. Skimmed walls and ceilings with glazed balustrade. Fitted carpets. Oak sliding doors give access to each bedrooms.

Master Bedroom

11' 8" x 11' 3" (3.56m x 3.43m)
Good size double bedroom with UPVC double glazed patio doors with Juliet balcony overlooking the large, south facing garden. Fitted carpets and wall mounted modern radiator. The vendor has advised that from speaking with the planning department within the Vale of Glamorgan council that permission would be granted for the addition of a balcony.



En-Suite

12' 3" max x 4' (3.73m max x 1.22m)
Accessed via a single oak sliding door. Three-piece suite comprising walk in shower with integrated shower and attachments, low level wc and pedestal wash hand basin. Tiled walls and tiled splash backs and heated towel rail in chrome.

Bedroom Two

9' 11" x 9' 5" (3.02m x 2.87m)
Double bedroom with UPVC double glazed window to the front elevation. Fitted carpets and accessed via a sliding single oak door

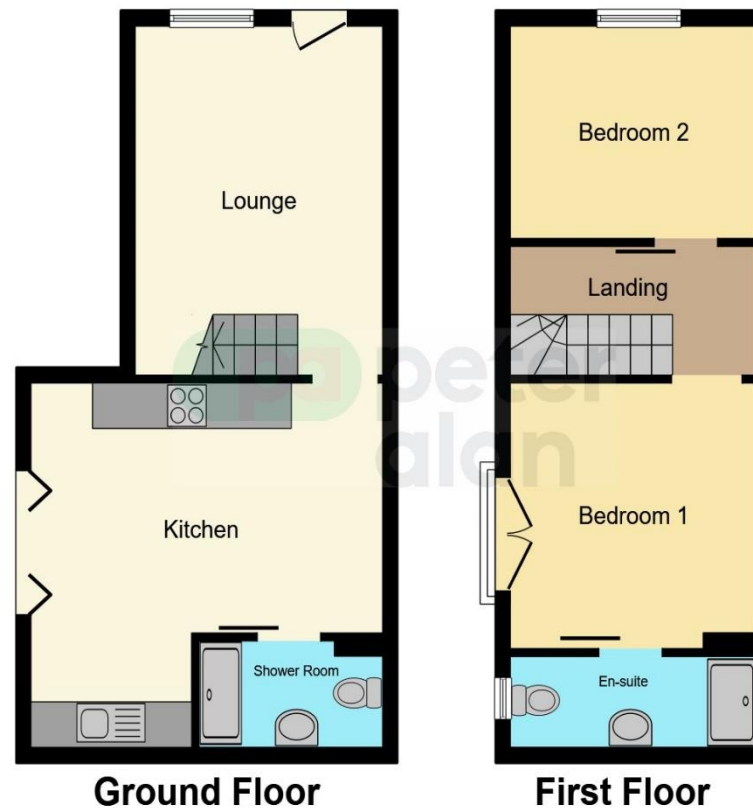
Rear Garden

A generous, south facing rear garden which is mainly laid to lawn. Wooden panelled fencing affords privacy to this haven. With the bi folding doors opening from the kitchen on to a large ceramic tiled dining terrace it allows you to relax and dine in privacy. A truly wonderful space.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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