



 2  1  1
The Limes, Cowbridge
guide price £375,000

About the property

Don't miss out on this exceptional property! Originally built around 1880, this cottage has been extensively refurbished to blend sleek modern design with timeless character and boasts an open-plan kitchen / dining area and lounge beautifully divided by a chimney wall with a cozy fireplace. This thoughtful design maintains a seamless flow throughout the space. Additional features include a convenient utility room and a downstairs cloakroom. Upstairs, you'll find two spacious double bedrooms-one with built-in storage and the other offering ample space for freestanding furniture. A stunning four-piece bathroom completes the upper level, ensuring comfort and luxury at every turn. Outside is a small courtyard which can either be used as a seating area as can be accessed via French Doors from the lounge or is could be used to park a small vehicle as it has dropped kerb access. Being sold with no onwards chain.

Location

The historic market town of Cowbridge, at the heart of the rural Vale, is renowned for its unique shops, boutiques, restaurants, pubs, cafes. Supermarkets include Waitrose, Tesco Express and Filco aswell as a Butchers. Enjoy a range of services including a health centre, leisure centre, sports clubs, public library, and the Old Hall Community Centre. The town boasts excellent local primary and secondary schools. Easy access east and west is provided by the A48, which bypasses the town. Cardiff, just 13 miles east, offers the amenities of a capital city and a mainline rail connection to London in about two hours. The M4 motorway is conveniently north, with junctions 33, 34, and 35 serving the Vale. Explore several nearby golf courses and the scenic heritage coast with its cliff-top walks and diverse beaches to the south and west.



Accommodation

Entrance

Enter via UPVC door into the kitchen /dining area

Kitchen / Dining Room

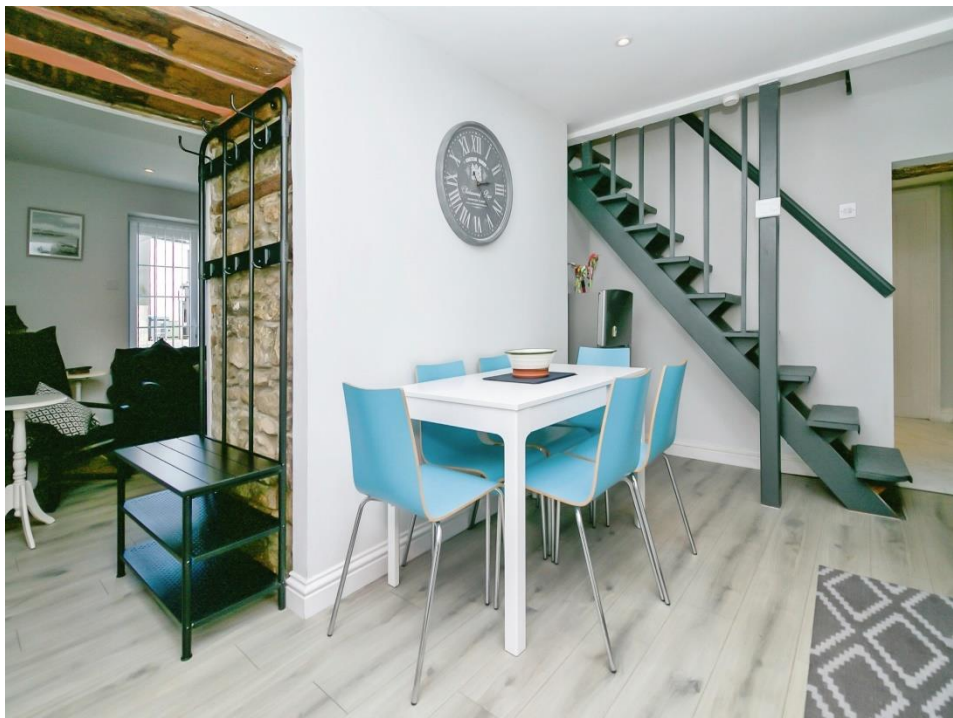
15' 6" max x 9' max (4.72m max x 2.74m max)
The contemporary fitted kitchen includes a range of wall and base units along one wall with electric oven and hob, sink and drainer. Open plan to the dining room with stairs to the first floor, space under the stairs for a free standing fridge/freezer. Obscure glazed window to the front aspect and radiator.

Lounge

12' 9" x 8' 10" (3.89m x 2.69m)
French doors to outside space. Separated from the kitchen by a chimney wall. Radiator

Utility Room

6' 4" x 6' (1.93m x 1.83m)
Tiled flooring, worksurface with space for freestanding white goods and door leading to cloakroom



Cloakroom

Continuation of the tiled flooring from the utility room, wash hand basin, low level w.c and wall mounted combination boiler

First Floor Landing

Accessed via open tread staircase from the kitchen /dining room on to the first floor landing. Storage cupboard and doors leading to both bedrooms and bathroom.

Master Bedroom

13' 1" x 10' 1" (3.99m x 3.07m)
Double glazed window to side aspect. Radiator

Bedroom Two

10' 5" x 10' 2" (3.17m x 3.10m)
Double glazed window to front aspect. Radiator and built in storage cupboard /wardrobe

Bathroom

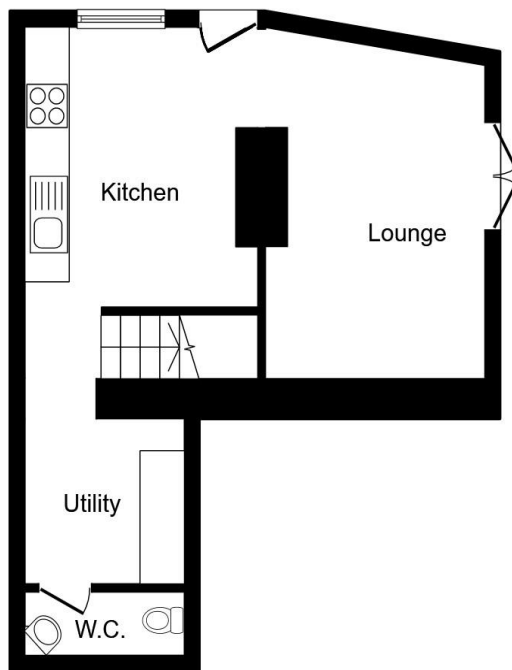
A gorgeous four piece bathroom with fully tiled walls and floor with obscure glazed window to the side aspect. Comprising corner shower cubicle, panelled bath, pedestal wash hand basin with large vanity mirror over and low level w.c. Extractor fan, spotlights and heated towel radiator in chrome.

External

The cottage features a versatile gravelled area outside (edged blue in photographs), which will be conveyed to the property on legal completion. This area can serve as a quaint sitting area or a practical parking space for a very small vehicle as it has dropped kerb access.







Ground Floor
Floor area 34.3 m² (370 sq.ft.)



First Floor
Floor area 35.9 m² (387 sq.ft.)

TOTAL: 70.3 m² (756 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

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.