



The Limes, Cowbridge offers in the region of £425,000

- Character Cottage with Two Double Bedrooms. Council tax D
- Open Plan Kitchen / Dining Room, Lounge with French Doors, Utility Room and WC
- To First Floor Are Two Double Bedrooms, One with Built in Storage and Superb Four Piece Suite Bathroom
- Versatile Annex with Separate Access Doors Leading to a Generous Rear Garden with Pedestrian Access to the Rear of The Limes



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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. The property further benefits from a versatile annex to the rear of the property with separate access doors leading to a generous rear garden with pedestrian access to the rear of The Limes.

The annexe could be a self contained 'Granny' flat or letting accommodation or alternatively it could be connected internally to the main house.

To the side of the house is a small courtyard which can be used as a seating area as can be accessed via French Doors from the lounge. 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.

Annex

A versatile space accessed via a UPVC door to the front, UPVC double glazed windows to front and sides, UPVC double glazed French doors leading to the rear garden.

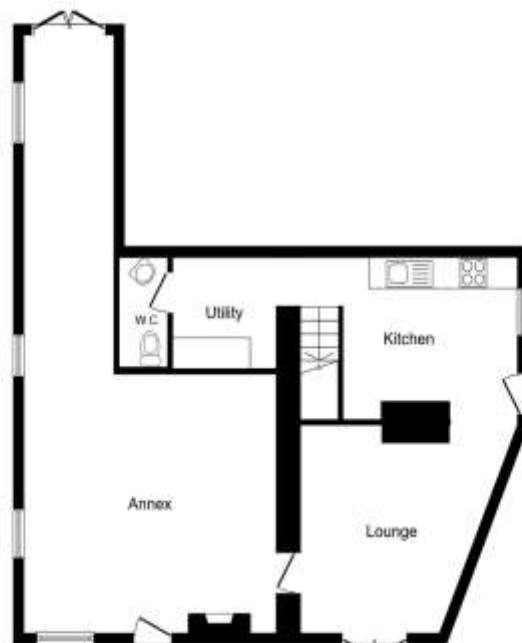
External

The property benefits from a generous rear garden accessed from the annex which is laid mostly to gravel with walls and fencing to boundary.

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Floorplan



Ground Floor
Floor area 79.9 m² (860 sq.ft.)



First Floor
Floor area 36.4 m² (392 sq.ft.)

TOTAL: 116.3 m² (1,252 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.PropertyHub.co



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