

# Wits End, 1 Stockwood Mews,

North Road, Cowbridge, Vale of Glamorgan, CF71 7DF

Watts & Morgan



# Wits End, 1 Stockwood Mews,

North Road, Cowbridge,
Vale of Glamorgan, CF71 7DF

## Guide price: £395,000 Freehold

3 Bedrooms | 1 Bathrooms | 1 Reception Rooms

A supremely well positioned, 3 bedroom semi detached property located within walking distance of the centre of Cowbridge and all its shops and amenities. With scope to modernise and improve, the accommodation includes: entrance porch, lounge opening to adjoining dining room. Fitted kitchen looking over the rear garden. Also useful lean-to utility area and ground floor WC. Two double bedrooms, bathroom and second shower room. South facing paved rear garden. Garage parking.

EPC rating: D67







Directions

Cardiff City Centre – 13 miles

M4 J35 Pencoed – 6.2 miles

Your local office: Cowbridge
T: 01446 773500
E: cowbridge@wattsandmorgan.co.uk







# Summary of Accommodation

## About the property

A supremely well positioned, semi detached property located within yards of the centre of Cowbridge and all its shops and amenities. Understood to have been built around 50 years ago, it provides much scope to modernise and improve if ever required. From North Road, an entrance porch opens into the family lounge. A bow window from here looks to the front elevation and onto playing fields beyond. A broad, open arch links to the adjoining dining room; a straight flight of stairs runs to the first floor bedrooms. Like the lounge, this extra reception space runs the width of the property. Beyond is the kitchen, a neat space fitted with a range of modern units. Freestanding electric hob and oven (to remain); space for a low level fridge and plumbing in place for a slimline dishwasher. A window overlooks the rear garden and a second window looks into the utility area. A second door from the dining room leads to a very useful lean-to utility area providing much extra storage with space/ plumbing for a washing machine and an additional appliance. The quarry-tiled floor extends into a rear entrance lobby, leading to the kitchen, while a ground floor cloakroom is beyond.

To the first floor, a central landing area has doors opening to all three bedrooms, to the bathroom and to a shower room. The two largest, double bedrooms are to the front and both look over North Road onto playing fields. A third. single bedroom enjoys a southerly aspect. Both the bathroom and the adjoining shower room look to the rear of the property.

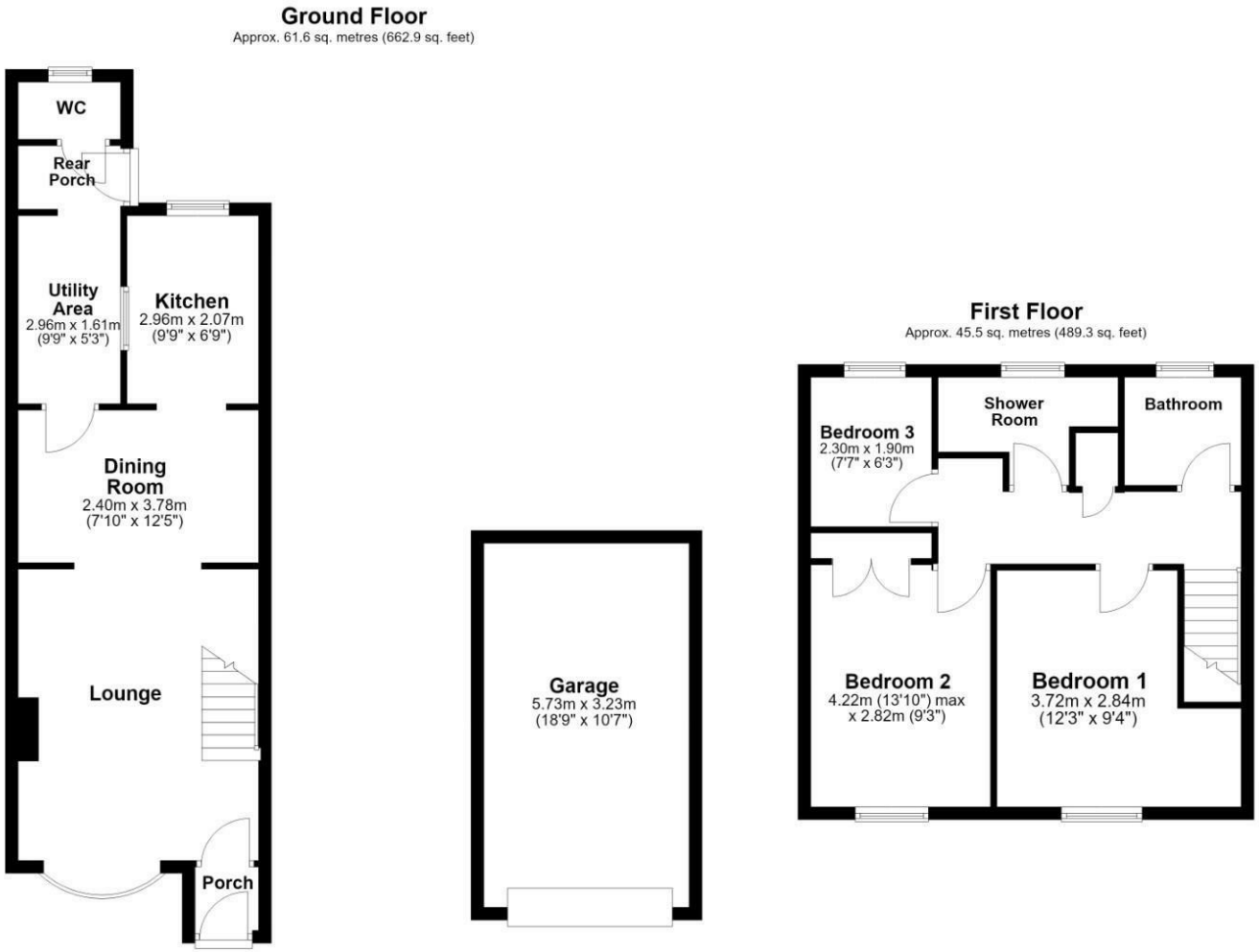
## Additional information

Freehold. All mains services connect to the property. Gas-fired 'combi' central heating. Council tax: Band E

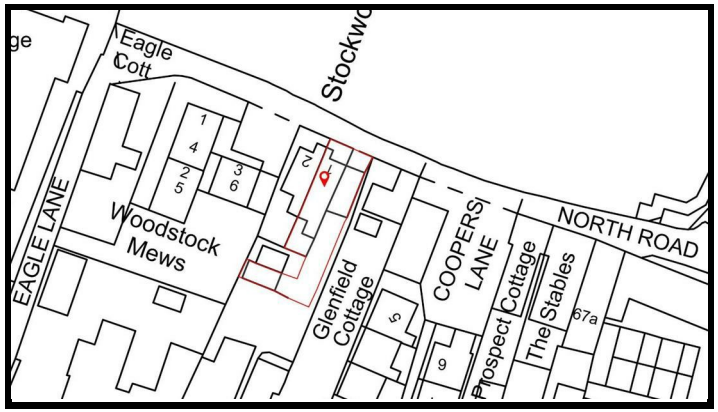
Please be advised all photos used are archive images.

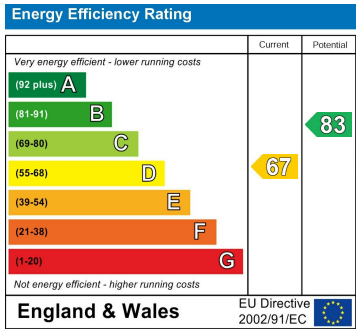
## Garden & Grounds

Located on North Road, 1 Stockwood Mews is in a most enviable position within yards of the centre of Cowbridge Town. Access to the property is via a pull in off North Road; a lane leads to the side of the property, giving access to the garage / parking for the property. Immediately to the rear of the property and overlooked by the kitchen is a paved, low maintenance courtyard garden enjoying a southerly aspect. It is entered from a rear entrance porch or from the driveway via a gated entrance.




Total area: approx. 107.0 sq. metres (1152.2 sq. feet)




Scan to view property

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.




**Bridgend**
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

**Cowbridge**
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

**Penarth**
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

**London**
T 020 7467 5330
E london@wattsandmorgan.co.uk

**Follow us on**

Watts &Morgan