







27, Eastgate

Cowbridge, CF71 7EL

Watts & Morgan

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£1,995 PCM

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

An immaculate property, comprehensively renovated and refurbished. Living room, large kitchen-living-dining space with large roof latern. Fitted kitchen appliances include dishwasher, integrated fridge and separate integrated freezer. Also cloakroom and utility room. Master bedroom with en suite, two further double bedrooms and family bathroom. Garden to rear. Separate Coach House with large garage, store room, downstairs cloak room, two first floor rooms and a shower room. Off road parking at the rear of the property.
Excellent location, just a short, flat walk to the local shops and amenities.
EPC rating - D
Council Tax Band - F

From our Cowbridge Office, travel along High Street into Eastgate, towards the traffic lights. No 27 Eastgate is positioned to your left, midway between the turning into Druids Green and the traffic lights.

SUMMARY

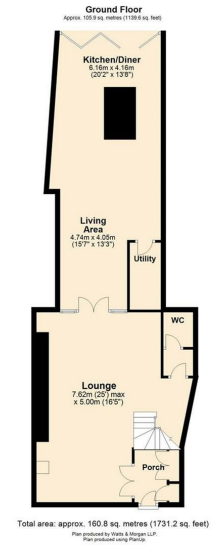
An immaculately presented property, comprehensively renovated and refurbished to create the home it is today. Large living room, open plan kitchen-living-dining space with bi-fold doors to the rear garden. Also cloakroom and utility room. Master bedroom with en suite shower room, two further double bedrooms and bathroom. Garden to rear. Including two-story annexe with garage, store room, two first floor rooms and a shower room.

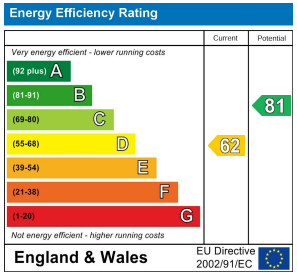
SITUATION

The property is situated in the Historic Market Town of Cowbridge, which has a range of quality individual shops and services including health centre, leisure centre, various sporting clubs, public library and Old Hall Community Centre. There are also local primary and secondary schools within Cowbridge. Access both east and west is via the A48, which by-passes the Town. The City of Cardiff which has the usual amenities of a Capital City lies some 13 miles to the east with a main line rail connection to London in around two hours. The M4 motorway lies to the north of Cowbridge and junctions 33, 34 and 35 service "The Vale". There are several golf courses within the area and the heritage coast with its cliff-top walks and mixture of sandy and stony beaches lies to the south and west.

ABOUT THE PROPERTY

* An immaculately presented property in a wonderfully convenient location for Cowbridge town
* Comprehensively modernised and offering thoughtfully considered, family accommodation
* Tiled entrance with cloaks storage cupboards
* Large living room with window looking on to Eastgate; stairs lead to the first floor. Also cloakroom.
* Stunning open-plan kitchen-living-dining room lit from above by a lantern light
* Kitchen area includes a great range of fitted store units with Bosch gas hob and double oven, larder fridge and freezer.
* A central island features a deep, twin sink with fully integrated dishwasher and wine fridge to remain; the solid wood worktop extend, in part, to form a breakfast bar
* Kitchen includes a utility room with space / plumbing for a washing machine
* Bi-fold doors open to a slate paved terrace from which steps lead onto a lawn
* Master bedroom with deep bay window to the front of the property and its own en suite shower room
* Two further double bedrooms, both looking towards the rear garden
* Contemporary family bathroom





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