
West Orchard House, Westgate,
Cowbridge, Vale of Glamorgan, CF71 7AR
Watts
&Morgan



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Cowbridge, Vale of Glamorgan, CF71 7AR

Guide price: £675,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

Located in this much sought-after area of Cowbridge, a detached family home of close to 1700 sq.ft of accommodation and with south facing gardens overlooking playing fields to the rear. Offering considerable scope to improve and much potential to extend as neighbouring properties have done (subject to any appropriate consents), the accommodation currently includes: hallway, living room, dining room, study, kitchen and utility area. Also ground floor WC / shower room. To the first floor: four bedrooms, three of these doubles, fourth single bedroom and family bathroom. Ample driveway parking; garage and store. Level, south facing garden to the rear with superb open views over playing fields.







Directions

Cowbridge Town Centre – 0.25 mile

Cardiff City Centre – 14.5 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

West Orchard is a detached, 4 bedroom home situated in perhaps the most desirable area of Cowbridge Town, conveniently close to the town centre and with a south facing garden to the rear, backing on to open playing fields. The property itself offers family accommodation ripe for refurbishment yet also provides exceptional scope to improve and extend (subject to any appropriate consents) as neighbours have done. The accommodation of close to 1700 sq ft includes: a family lounge with picture window overlooking garden, adjacent dining room enjoying the same views and kitchen beyond. Also ground floor study; utility room; and shower room / WC.

To the first floor are four bedrooms. The three largest are all double bedrooms and all enjoy superb expansive views over the playing fields and the surrounding area. The fourth bedroom is a generous single; they all share use of a family bathroom.

Gardens and grounds

Set within a good, proportionate plot, West Orchard is located in one of Cowbridge's prime residential areas. To the southern side of Westgate, it is enjoys superb views over open fields and farmlands to the rear looking towards Mount Ida and Llanblethian to the distance. A gated entrance leads to the long driveway bordered, to both sides, by lawn edged by flower and shrub beds. The driveway runs to a parking area fronting the garage. It is accessed via a remote controlled, sectional door and, while offering space for parking, it includes a store room / workshop off. A path to one side of the drive leads to a gated entrance and runs to the rear of the property; a wider path, to the other side, leads into the rear garden. The garden runs the full width of the plot and includes a generous of lawn bordered by flower and shrub beds and including an ornamental pond. A hedge marks the rear boundary, beyond which are the "Police Fields" playing fields.

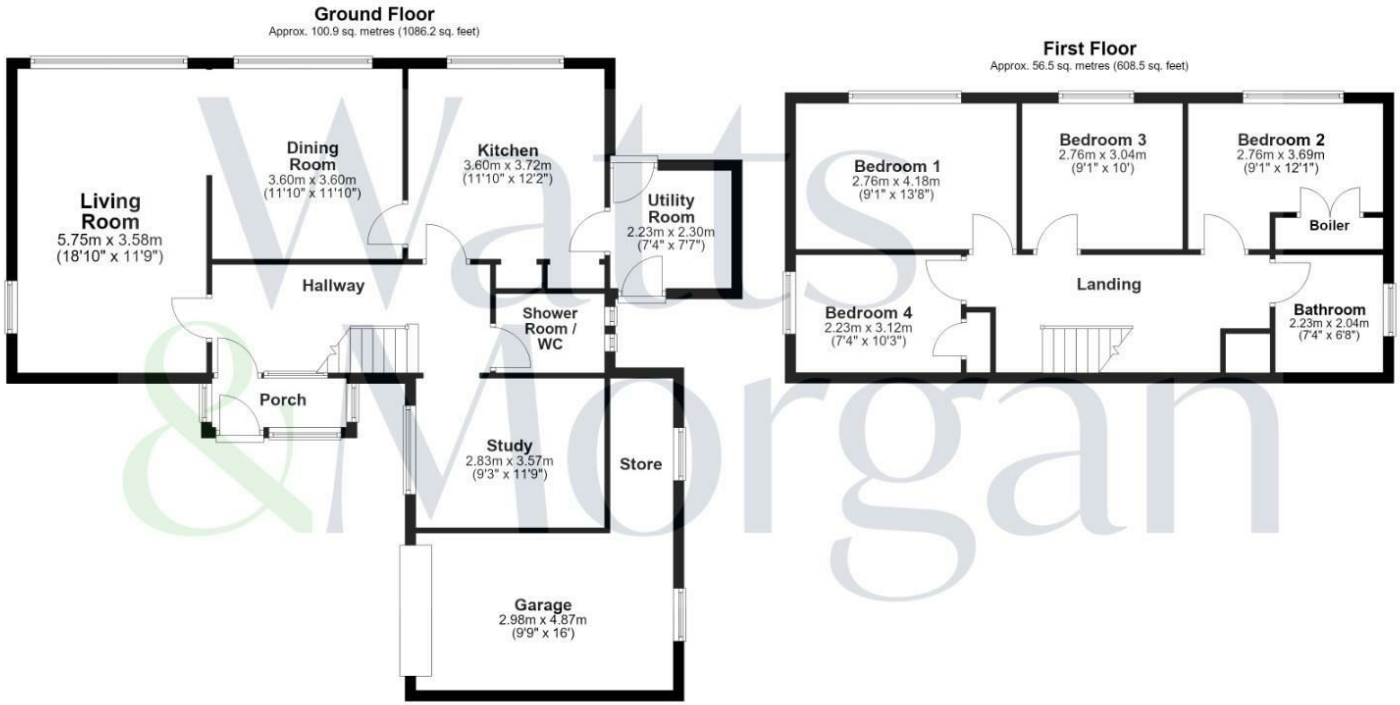
Additional Information

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

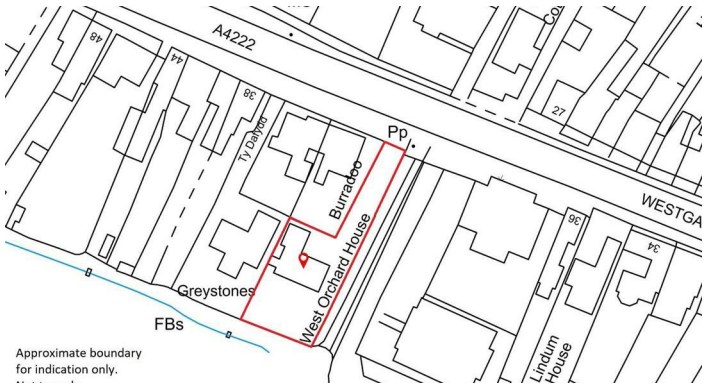
Please note the sale of this property is subject to "Grant of probate".

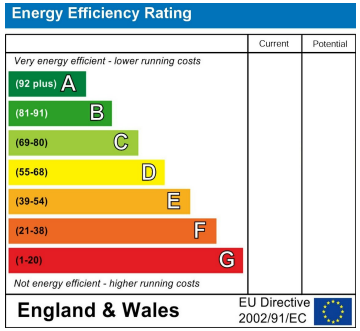
Anti-Money Laundering

Please note: A non-refundable administration fee of £24 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted to proceed with the sale. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.



Total area: approx. 157.4 sq. metres (1694.7 sq. feet)





Scan to view property

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