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Westgate, Cowbridge
guide price £490,000



About the property

Nestled in a highly sought after central location, this exquisite two bedroom stone built cottage offers a perfect blend of character and contemporary comfort. Since its comprehensive refurbishment in 2016, this home has been meticulously updated to the highest standards.

Step through the welcoming entrance hallway, where the warmth of the oak flooring and the elegance of the glass balustrade staircase set a tone of refined sophistication. The inviting living room flows effortlessly into a delightful dining area, creating a harmonious open plan space.

The heart of the home is undoubtedly the high quality Shaker kitchen, boasting light granite worktops that exude timeless elegance. Adjacent, a practical utility/pantry area and a convenient downstairs cloakroom cater to everyday needs.

Ascend to the first floor to discover two generously proportioned double bedrooms, offering tranquil sanctuaries for rest and relaxation. The expansive feature bathroom is a true indulgence, featuring a luxurious freestanding bath and a separate, invigorating shower - a perfect space to unwind.

For those with an eye for future potential, the property presents an exciting opportunity to convert the attic space, allowing you to further tailor this charming cottage to your evolving lifestyle.

Outside, escape to the very pretty paved rear courtyard, a private oasis ideal for al fresco dining or simply soaking up the sunshine.

Accommodation

Hallway

Entered via composite double glazed entrance door with skylight over, oak floor with fitted cupboards, stairs to first floor with glass balustrading and oak hand rails, shelved understairs cupboard, radiator with cover, glazed oak framed double doors to front living room.

Lounge / Dining Room

21' 8" x 15' 5" (Max) (6.60m x 4.70m (Max))

Lounge Area

Continuation of wide oak boards, Upvc double glazed sash windows and fitted blinds to front elevation. Recessed wood burning fire with slate hearth, open plan to spacious dining room.

Dining Room

Continuation of oak boards, double glazed Upvc French doors leading to a very pretty rear courtyard, radiator.

Kitchen

12' 8" x 8' 7" (Max) (3.86m x 2.62m (Max))

Light grey Shaker style fitted cupboards with chrome handles, light granite worktops and inset porcelain sink with mixer tap. Space for cooker, fitted extractor fan, space for washing machine and fridge/freezer. Concealed Worcester mains gas combination boiler, shuttered double glazed windows to side elevation, colour washed stonework and beamed ceiling, tiled flooring.

Utility / Pantry





7' x 7' 11" (2.13m x 2.41m)
Upvc double glazed French doors to courtyard,
tiled flooring, electrical points, radiator.

Cloakroom

White low level WC and wash hand basin with vanity storage cupboard under, tiled floor and frosted double glazed window.

Landing

Double glazed window to rear, doors leading to two bedrooms and bathroom, polished floorboards.

Bedroom One

13' 3" x 10' 3" (4.04m x 3.12m)
A generous double room with mirrored free standing wardrobes, double glazed window with fitted shutter to front elevation, radiator with cover, polished floor boards.

Bedroom Two

10' 2" x 9' 11" (3.10m x 3.02m)
Shuttered and double glazed window to front elevation with door to deep built in wardrobe with hanging space and shelving, polished floorboards. Loft hatch with folding ladder to attic room, fully boarded with lighting



and power, potential (subject to planning and building regs) to form additional accommodation.

Bathroom

White suite including free-standing roll-top claw foot bath with hand held shower attachment, wash hand basin with vanity cupboard, low level WC and fully tiled shower cubicle with glazed entry door, original polished floorboards, chrome heated towel rail/ radiator, free standing mirrored cupboards and double glazed shuttered window to rear elevation.

Rear Courtyard

Very pretty paved and walled rear courtyard providing easy maintenance outdoor garden space. Outside water tap.

Front Of Property

Parking on opposite side of road, wide pavement providing access to the front of the property.







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Total floor area 100.1 m² (1,077 sq.ft.) approx

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