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CELEBRATING 100 YEARS
100
1926-2026

48 Westgate, Cowbridge

£695,000

48 Westgate

Cowbridge

This extended and fully renovated property lies in a highly sought after central location, just a short level walk to the High Street and with southerly views to the rear over neighbouring sports fields.

Council Tax band: TBD

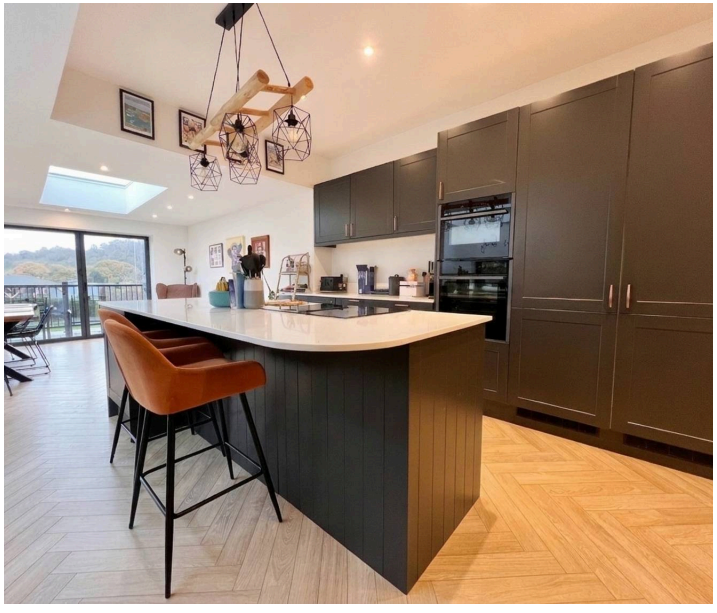
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Extended and fully refurbished three bedroom semi detached family home.
- Convenient and highly sought after central location.
- Generous sized Southerly facing rear garden boarding sports fields.
- Impressive open plan kitchen/dining/living room.
- Two separate reception rooms.
- Utility room and ground floor cloakroom.
- Three bedrooms and family bathroom to 1st floor.
- Beautifully styled with a wealth of original features and contemporary extension.







This extended and fully refurbished three bedroom semi-detached period property sits in a highly sort after and convenient location just a short level walk to Cowbridge High Street.

Well designed and presented with a wealth of original character features, The property offers excellent living accommodation which must be viewed to be appreciated.

It comprises of an **ENTRANCE PORCH** with ornate Victorian style ceramic, tile flooring which continues via a leaded and stained glass panel door into the **ENTRANCE HALL**. The entrance hall has stairs to 1st floor, fitted picture rail and doors off to the reception rooms.

The **LOUNGE** is situated at the front of the property with a bay window with fitted plantation shutters enjoying views over Westgate. A woodburning stove is set within an exposed brick fireplace with ornate ceramic tile hearth. The chimney breast is flanked by wall mounted display shelving. The room has exposed wooden floorboards.

The **FAMILY ROOM** with window to side has a feature fireplace with wall cupboard to recess, housing a gas fired central heating boiler. The room has a laminate herringbone design floor which continues through a doorway into the impressive open plan **KITCHEN/DINING/LIVING ROOM,** this hub of the house is flooded with light from bifold doors to rear and side enjoying views and access into the garden and two large fitted skylights. Within the kitchen is a fitted range of anthracite coloured base larder and island units with complementing quartz work surfaces and splashback. Integrated NEFF appliances Include the double oven and an induction hob with central extractor. Further integrated appliances include dishwasher, larder fridge and separate freezer. Door into shelved storage cupboard. Further glass panel door leading into a **UTILITY ROOM**, with glazed door to side access, it has a continuation of the same base units and worksurface as the kitchen, space for plumbing for washing machine and wall mounted display shelving.

A pocket door from the utility, leads into a ground floor **CLOAKROOM.** With window to side it houses a white two piece suite and has a continuation of the same herringbone design wood flooring.

The first floor **LANDING** gives access to the bedroom accommodation. **BEDROOM ONE** is a large double bedroom with bay window and further window to front aspect with fitted plantation shutters. The room has an ornate coved ceiling and a feature cast-iron fireplace.

BEDROOM TWO is a comfortable double bedroom with window to rear enjoying views into the sports fields beyond the garden.

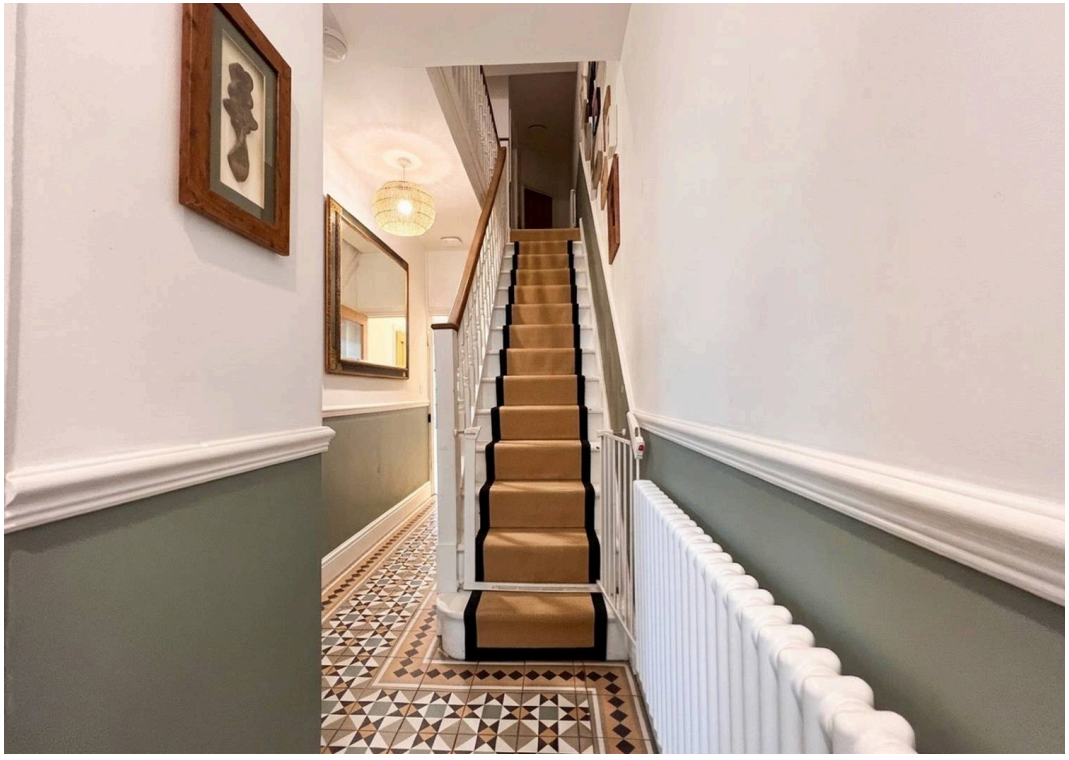
BEDROOM THREE with window to side, has wall mounted display shelving and loft inspection point.

The **FAMILY BATHROOM** also with window to side has a white three-piece suite comprising panel shower bath with fitted rainfall shower over and full splashback tiling above including display shelving recesses. Sink unit with storage below and low-level WC.

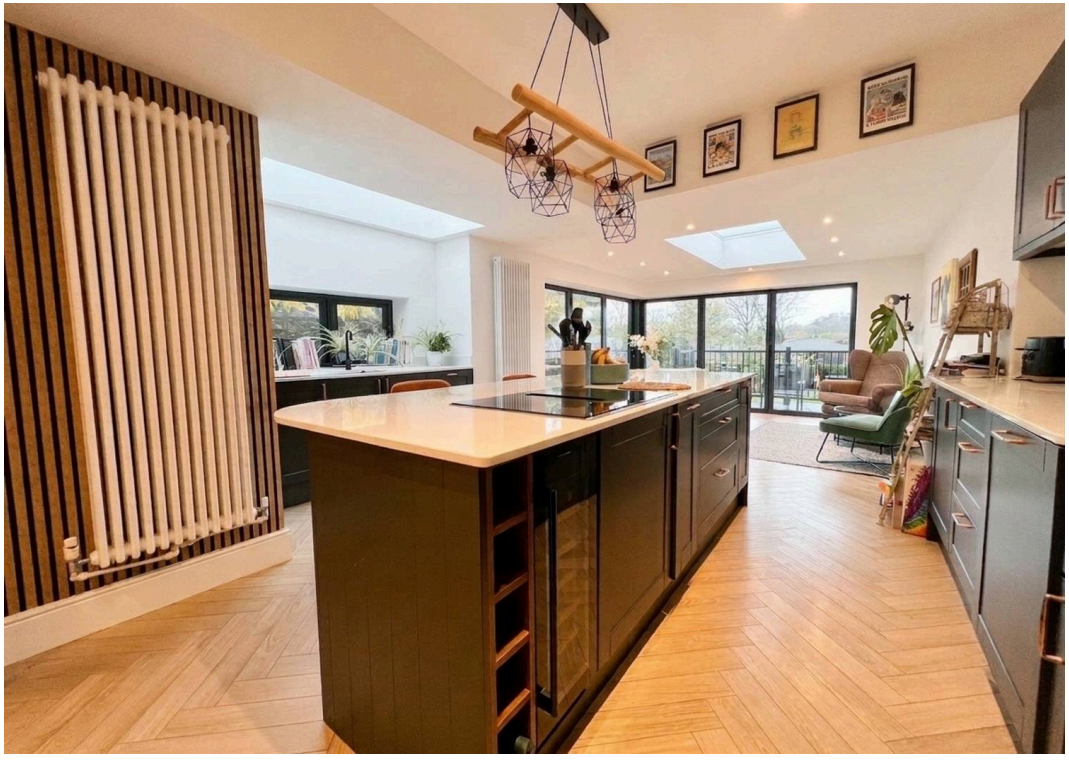
Outside to the front of the property is a low maintenance **FORECOURT GARDEN**, laid with ornate gravelle. It is boarded by brick walling and laurel hedgerow.

To the rear is a generous sized South facing garden, it offers a decked patio which extends from the rear of the property with steps leading down to an extensively lawned garden boarded by stone wall and overlap wood fencing. Within the garden Is a paved patio with a fitted gazebo. At the rear of the garden is a detached timber frame garden shed and gate giving access into the sports fields.



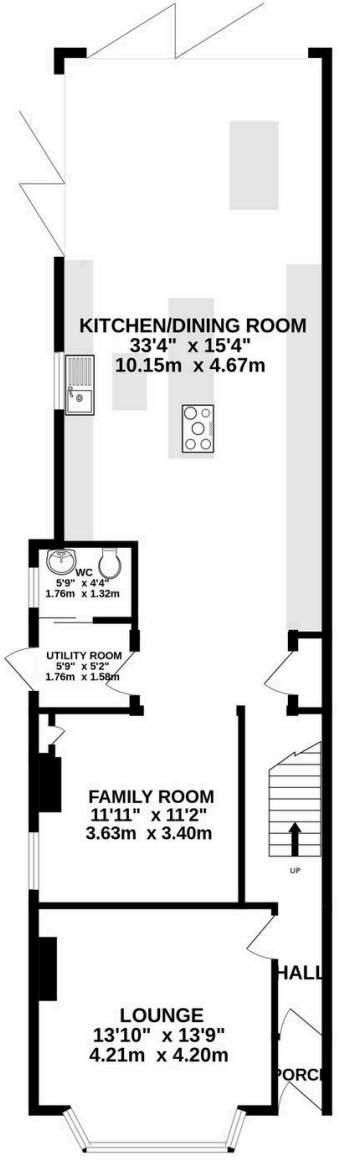








1ST FLOOR
580 sq.ft. (53.8 sq.m.) approx.





TOTAL FLOOR AREA : 1526 sq.ft. (141.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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