

Ty Dafydd Westgate

Cowbridge, CF71 7AR

Offers Over £460,000

HARRIS & BIRT

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A three-bedroom, mid terraced, property situated within close walking distance of Cowbridge High Street and all it's amenity. The accommodation briefly comprises an entrance hall, living room, kitchen/dining/family room, utility and WC to the ground floor. To the first floor are three bedrooms, two doubles and one currently in use as a dressing room, and a family bathroom. Externally, there is a small forecourt to the front and a good sized south facing rear garden.

The property is within a seconds walk of Cowbridge High Street, that offers a wide range of facilities including schooling of excellent reputation for all ages, a wide range of shops both national and local and now including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, rugby club, cricket club, tennis club, squash club, bowls club, football club etc. Countryside pursuits including golf, horse riding etc. are available in the surrounding areas. The heritage coastline is just a few miles to the south. The good local road network including access to the M4 brings major centres within easy commuting distance including the capital city of Cardiff. Main line railway links via Cardiff and Bridgend and Cardiff Wales Airport is within easy driving distance.

- Three Bedrooms (Two Double Bedrooms & Third Bedroom Currently in Use as Dressing Room) & Family Bathroom
- Downstairs WC
- South Facing Rear Garden
- Town Centre Location
- Contemporary Rear Extension
- Open Plan Living/Dining/Family Room
- Excellent Cowbridge School Catchment
- EPC Rating: C

Accommodation

Ground Floor

Entrance Hall 3'0 x 11'2 (0.91m x 3.40m)
The property is entered via part glazed wooden front door into entrance hallway. Stained glass panel allowing plenty of natural light. Decorative tiled flooring. Part tiled walls. Further skimmed walls and ceiling. Pendant ceiling light. Large modern vertical radiator. Stairs lead up to first floor landing. Door through into the living room and a further door into the kitchen/dining/family room.

Living Room 13'3 x 10'1 (4.04m x 3.07m)
Large window to front elevation with plantation style shutters to bottom. Feature fireplace with carved timber surround. Open shelving. Skimmed walls. Skimmed ceiling. Range of ceiling lighting. Fitted carpet. Fitted radiator.

Kitchen/Dining/Family Room 15'2 x 36'4 max (4.62m x 11.07m max)
Modern open plan, handleless fitted kitchen with features to include: a range of wall and base units set under and over stone composite worktops. Full pantry storage with shelving and drawers. Inset sink and drainer with mixer tap and glass splashback. AEG five-ring gas hob set into an island. Integrated twin ovens. Integrated fridge and freezer behind a matching décor panel. Integrated dishwasher behind a matching décor panel. Kitchen island with base units and overhang for breakfast bar style seating. Skimmed walls. Skimmed ceiling. Range of ceiling lighting. Wood effect ceramic tiled flooring. Modern vertical radiators. Space for a dining table and chairs. Step down into the family room. Lantern ceiling light. Bi-folding doors open out onto the rear patio laid terrace. Electric blind. Ceiling spotlights.

Cloakroom 2'9 x 9'5 (0.84m x 2.87m)
Space and plumbing for washing machine. Space for cloaks. Open shelving. Door through to downstairs WC.

WC 2'9 x 3'7 (0.84m x 1.09m)
Modern suite in white comprising low level dual flush WC. Wall hung wash hand basin with taps. Continuation of flooring from the kitchen area. Skimmed walls. Extractor fan. Ceiling lighting.

First Floor

Landing 5'10 x 11'10 (1.78m x 3.61m)
Straight carpet staircase from ground floor hallway leads up to first floor landing. Wooden window to side. Skimmed walls and ceiling. Fitted carpet. Pendant ceiling light. Acess to loft via hatch. Communicating doors to all first floor rooms.

Master Bedroom 11'8 x 10'11 (3.56m x 3.33m)
Good sized double bedroom. UPVC double-glazed window to rear. Feature fireplace. Feature papered wall. Further skimmed walls. Textured finished ceiling. Fitted carpet. Pendant ceiling light. Fitted radiator. Access to loft via hatch.

Bedroom Two 10'6 x 11'10 (3.20m x 3.61m)
Another good sized double bedroom. UPVC double-glazed window to front. Wooden floor boards. Skimmed walls. Textured finished ceiling. Fitted radiator. Built-in wardrobes. Feature fireplace.

Bedroom Three 5'9 x 10'11 (1.75m x 3.33m)
Single bedroom, currently in use as dressing room. UPVC double glazed window to front. Skimmed walls. Textured fisnihed ceiling. Fitted carpet. Fitted radiator.

Bathroom 9'9 x 9'9 (2.97m x 2.97m)
Three-piece suite in white comprising tiled panelled bath with mixer tap and shower head attachment behind glazed shower screen. Low level dual flush WC. Double wash hand basins with mixer taps set into a vanity unit. Tiled flooring. Fully tiled walls. Skimmed ceiling. Pendant ceiling lighting. Vertical heated towel rail. Large part obscure glazed window to rear. Recessed storage cupboard housing boiler.

Outside
The front is accessed via a cast iron gate into the forecourt, laid to large patio slabs. The rear garden is accessed via bi-folding doors from the family room. Leads out onto patio, laid terrace, great for outside entertaining. Area laid to lawn. Small area laid to pebbles. Well stocked boarders. Hedge and feather-edged fenced boundaries. Small gate to outside storage area. Timber framed garden shed and sheltered area to remain.

Services
All mains services are connected to the property. Gas central heating via boiler housed in the bathroom.












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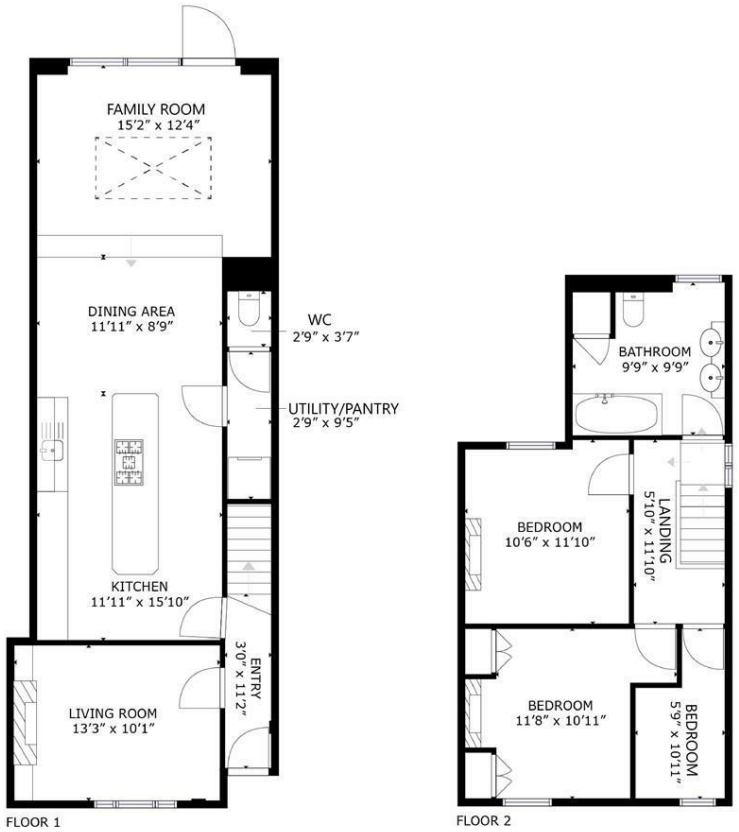










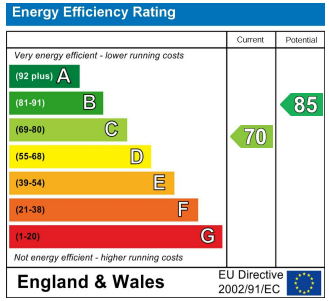


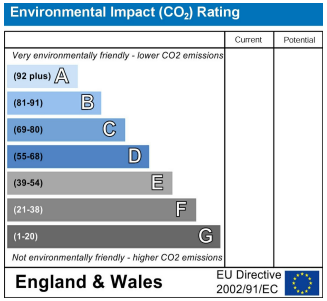
GROSS INTERNAL AREA
FLOOR 1: 785 sq.ft , FLOOR 2: 531 sq.ft
TOTAL: 1316 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport









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