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1926-2026

2 Augusta Court North Road, Cowbridge

£799,999

Cowbridge

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2 Augusta Court North Road

Cowbridge

Impressive four-bedroom stone-fronted townhouse, built circa 2017, offering spacious modern living in a quiet setting a short level walk from Cowbridge High Street and amenities.
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Attractive stone-fronted modern townhouse
- Four bedrooms
- Spacious living room with wood-burning stove. Separate study
- Rear sitting room opening to the garden
- Contemporary open-plan kitchen/breakfast room
- Utility room
- Principal bedroom with en-suite shower room
- Enclosed rear garden
- Single garage with electric up-and-over door, private parking space
- Quiet yet highly convenient location within walking distance of Cowbridge High Street

A traditional timber-panelled entrance door opens into a welcoming central **HALLWAY** featuring an oak floor, recessed lighting and a quarter-turn staircase with oak handrail rising to the first floor.

The **CLOAKROOM** is fitted with a modern white low-level WC and wash hand basin, complemented by tiled lower walls, oak flooring and a chrome heated towel rail.

The spacious **LIVING ROOM** enjoys an attractive oak floor and a double-glazed sash window to the front elevation. A recessed wood-burning stove with carved stone surround and slate hearth provides an attractive focal point.

A separate **STUDY** overlooks the enclosed front forecourt, offering an ideal work-from-home space.

To the rear of the property is a **SITTING ROOM** with ceramic tiled flooring, rooflights and double-glazed bi-fold doors opening onto the rear garden. This room flows seamlessly into the **OPEN-PLAN KITCHEN/BREAKFAST ROOM**.

The contemporary **KITCHEN** is fitted with a range of mid-grey wall and base units beneath quartz worktops with an inset stainless steel sink. A matching central island incorporates a breakfast bar. Integrated appliances include twin ovens, fridge/freezer, dishwasher, induction hob and extractor hood. The kitchen benefits from ceramic tiled flooring and bi-fold doors opening directly onto the rear garden.

The adjoining **UTILITY ROOM** features matching base units and quartz worktops with a stainless steel sink. There is space and plumbing for a washing machine and tumble dryer, together with a wall-mounted mains gas central heating boiler. A useful understairs storage cupboard, side door and further storage complete the ground floor accommodation.

A quarter-turn staircase rises to a galleried landing with double-glazed sash window to the side elevation, loft access and an airing cupboard housing the pressurised hot water cylinder.

The **PRINCIPAL BEDROOM** is a generously proportioned double room with sash window to the front elevation and access to a spacious **EN-SUITE SHOWER ROOM**. The en-suite is fully tiled and fitted with a large shower enclosure, wash hand basin, low-level WC, chrome heated towel rail, wall mirror and frosted sash window.

BEDROOM TWO is a generous double room with double-glazed French doors opening onto a glazed Juliet balcony.

BEDROOM THREE a double sized room is currently utilised as a dressing room and features twin sash windows to the front elevation.

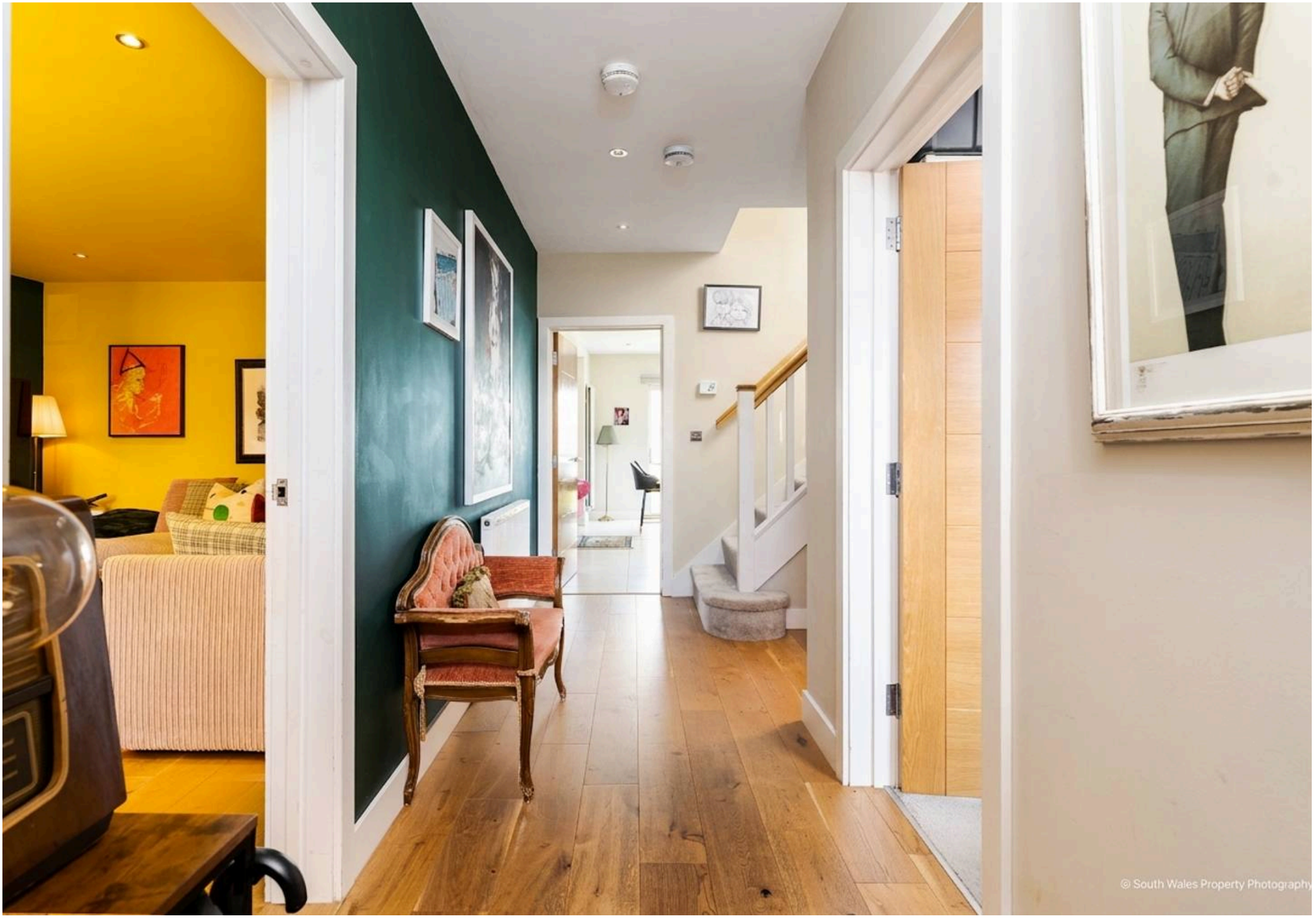
BEDROOM FOUR is a comfortable single bedroom with double-glazed window overlooking the rear garden.

The **FAMILY BATHROOM** is appointed with a modern white suite comprising a double-ended bath with shower over and glazed shower screen, wash hand basin and low-level WC. The room is complemented by ceramic tiled flooring, fitted wall mirror and frosted sash window.

To the front of the property is an attractive stone-walled forecourt with decorative gravel, wrought iron gate and pathway leading to the entrance door.

The enclosed rear garden enjoys a shaped lawn and paved seating terrace, ideal for outdoor entertaining. External lighting and power are provided.

The garden offers direct access to the **SINGLE GARAGE**, which benefits from an electric up-and-over door, running water and a porcelain sink in front of the garage is a private parking space.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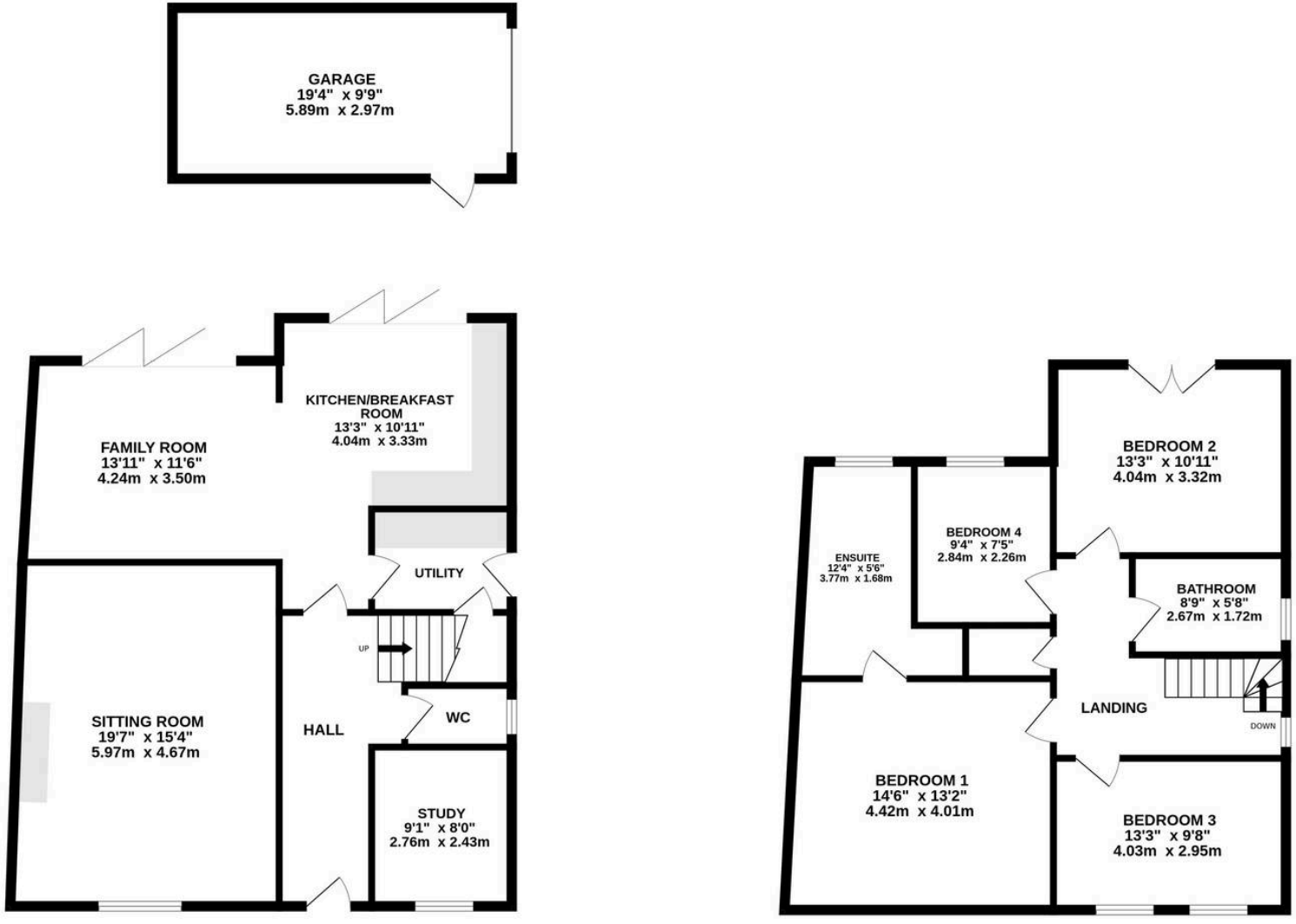
GROUND FLOOR
1088 sq.ft. (101.1 sq.m.) approx.

1ST FLOOR
785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA : 1873 sq.ft. (174.0 sq.m.) approx.

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