



5 Westgate  
Cowbridge, Vale of Glamorgan, CF71 7AQ

Watts  
& Morgan



## 5 Westgate

Cowbridge, Vale of Glamorgan, CF71 7AQ

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### Guide Price £450,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

An extensively refurbished three-bedroom cottage in a prime central Cowbridge location, combining period character with contemporary living. Featuring stylish interiors, a private courtyard garden and two allocated parking spaces, this charming home offers an exceptional opportunity to enjoy town-centre living along one of Cowbridge's most desirable streets.



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### Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 15.0 miles

M4 Motorway Pontyclun – 12.0 miles

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Your local office: Cowbridge

T: 01446 773500

E: [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)





## Summary of Accommodation

### About The Property

This beautifully renovated three-bedroom character cottage occupies a highly sought-after position along Westgate, placing the heart of Cowbridge and its wide range of amenities quite literally on the doorstep. The property has been thoughtfully modernised while retaining a wealth of period charm, including exposed beams, an original fireplace and a striking natural stone feature wall. Internally, the accommodation is arranged over two floors and finished to a high standard, with hardwood cottage-style doors throughout and herringbone ceramic tiling to the principal reception areas. The ground floor offers a welcoming entrance hall, a generous front sitting room, an inner hallway with contemporary shower room, and a stylish kitchen/dining room fitted with Shaker-style units and integrated appliances. To the first floor are three well-proportioned bedrooms, including a versatile third bedroom or dressing room, together with a modern shower room.

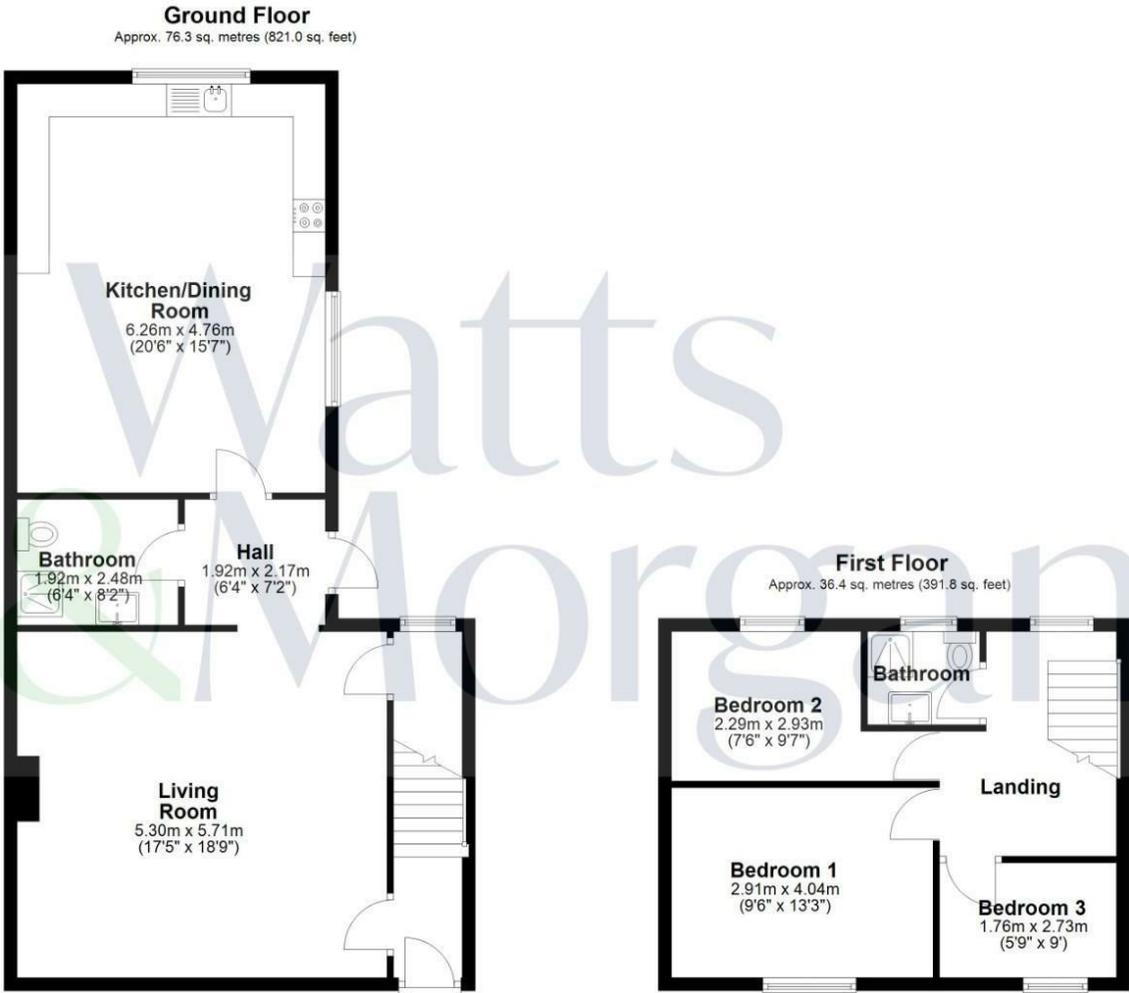


### Garden & Grounds

To the rear of the cottage is a fully enclosed, landscaped courtyard garden designed with ease of maintenance in mind. Recently laid sandstone paving and quality fencing provide an attractive and private outdoor space ideal for relaxing or entertaining. The property further benefits from two designated off-road parking spaces, allocated exclusively to the cottage.

Additional Information

Freehold. All mains connected. Electric Heating. Council Tax Band D. No onward Chain.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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