



5 High Street, Cowbridge,
Vale Of Glamorgan, CF71 7AD

Watts
& Morgan



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Vale Of Glamorgan CF71 7AD

Guide Price £400,000 Freehold

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

A double-fronted, period property within a central, convenient location for Cowbridge Town.

Dating back over 200 years, this stone cottage offers much potential.

Accommodation over 1,300 sq ft to include; entrance porch, dual aspect lounge with sliding patio doors to the rear courtyard, separate dining room, downstairs WC and fitted kitchen.

First floor with three double bedrooms, walk-in dressing room and 4-piece bathroom.

Off-road allocated parking space directly in-front of the property and a paved rear courtyard garden.

No ongoing chain. EPC Rating; C.

Directions

Cowbridge Town Centre

Cardiff City Centre – 15.8 miles

M4 Motorway – 9.0 miles

Your local office: Cowbridge

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Summary of Accommodation

SITUATION

The Historic Market Town of Cowbridge is at the heart of the rural vale and is famous for its quality, individual shops, boutiques; restaurants, pubs and cafes; and is home to a centrally positioned Waitrose store. Further services include a health centre, leisure centre, various sporting clubs, public library and Old Hall Community Centre. There are also local primary and secondary schools within the town itself. Access both east and west is via the A48, which by-passes the Town.

ABOUT THE PROPERTY

Perfectly positioned to enjoy the superb amenities at Cowbridge, with shops, schools, restaurants and cafes all within walking distance.

From its central entrance doorway, original doors open into the two main reception rooms. The lounge is a spacious dual aspect room with exposed brick fireplace - ideal to open up for a log burner / fire, and with arched alcoves to either side. There are sliding patio doors which open directly onto the paved rear courtyard, and the front window overlooks the high street. The adjacent dining room has an understairs closet, and a feature to this room is the original stone fireplace with flagstone hearth. Beyond here is a boiler room which further leads to a large WC. The kitchen-breakfast room has been fitted with a range of shaker-style base units and complementary tops, and includes an oven, electric hob and walk-in pantry. The kitchen also links to the courtyard garden.



To the first floor, there are three double bedrooms. The largest bedroom has a cast-iron decorative fire surround as a feature, and has two fitted storage closets, along with an adjacent walk-in dressing room. All bedrooms share use of the large family bathroom fitted with a 4-piece suite to include separate shower enclosure and bath.

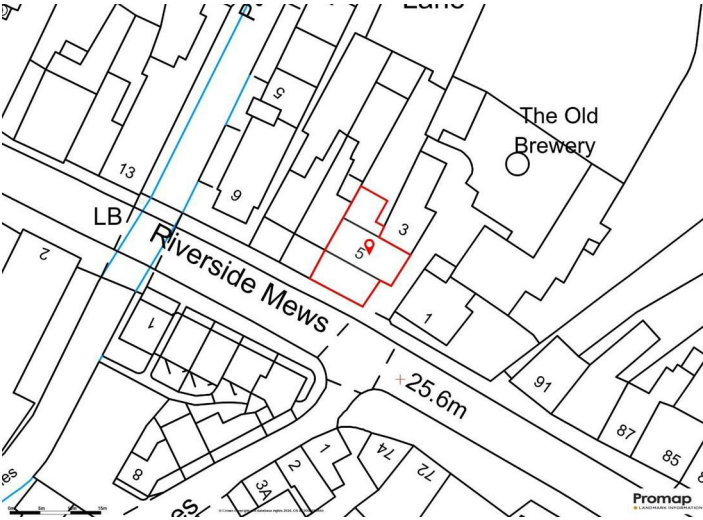
GARDENS AND GROUNDS

The front of the property looks onto the High Street with its shops and amenities and, from its courtyard frontage, a paved deep front garden leads to the principal entrance doorway. There is access onto a small parking space directly infront of the property.

To the rear of the property is a paved terrace, accessed from the kitchen and the main lounge, proving an ideal place to enjoy al-fresco dining.

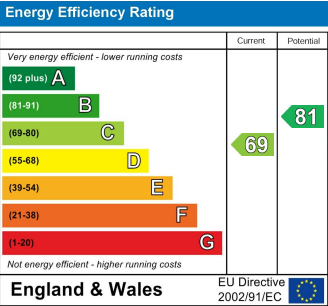
ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas-fired central heating. Council Tax: F.



Total area: approx. 121.9 sq. metres (1312.6 sq. feet)

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.



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