



7 Westgate

Cowbridge, Vale of Glamorgan, CF71 7AQ





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Offers in excess of £539,950 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

In an exceptionally convenient location within a level walk from Cowbridge town centre, No.7 Westgate is a substantial, stone built family home understood to date back to 1825 that must be viewed to be fully appreciated. Entrance hallway, lounge, living/dining room, kitchen/breakfast room. Also ground floor cloakroom/WC. To the first floor: four double bedrooms, modern bathroom with bath and shower and also a second, separate WC. Attic room to the second floor with shower room/WC. Wonderfully private, sheltered, courtyard garden to rear.

EPC rating: C69

Directions

From our Cowbridge office, travel along High Street into Westgate. No 7 Westgate will be located to your right, shortly after the turning into the Churchill Retirement Appartments.

- Cardiff City Centre 12.9 miles
 - M4 (J35, Pencoed) 6.1 miles
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Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

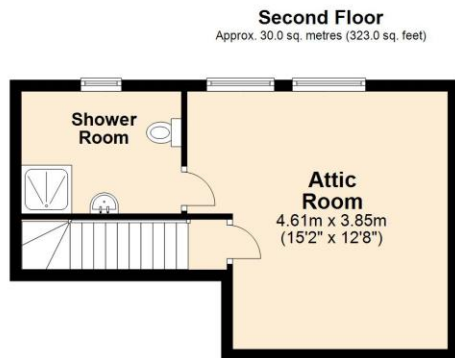
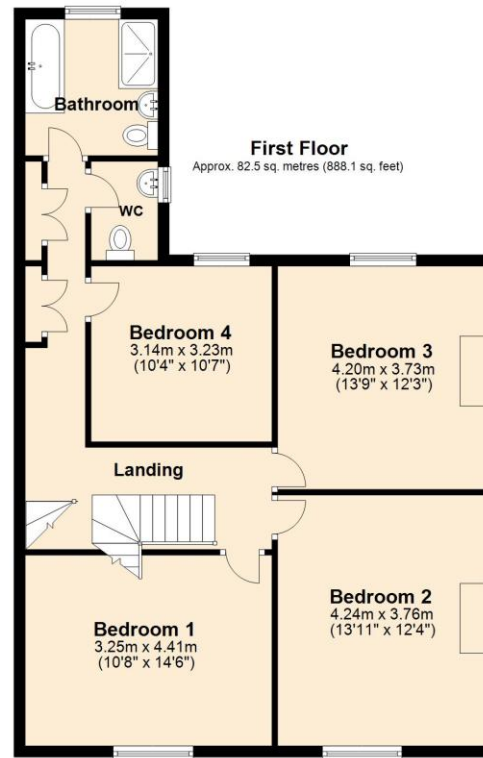
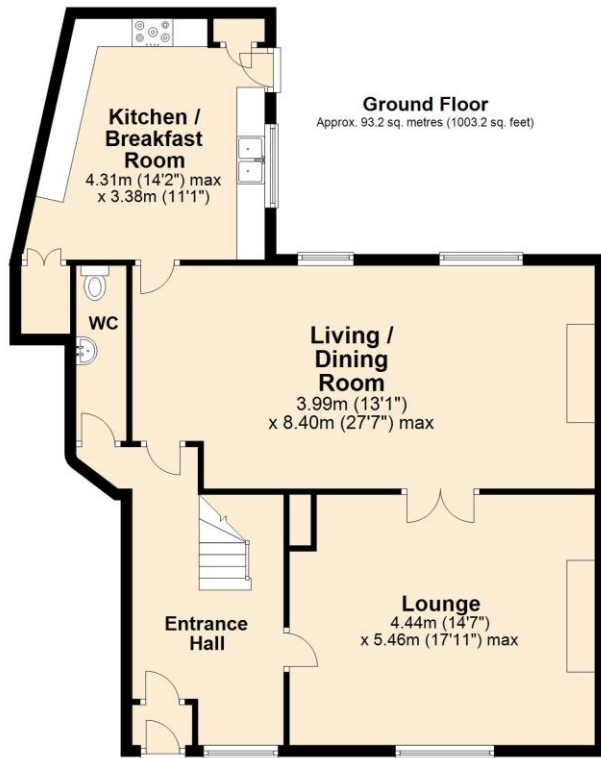
- * In a wonderfully convenient location, a short, level walk from Cowbridge Town centre and its array of shops and services.
- * The property must be viewed for the size and scope of its accommodation to be fully appreciated.
- * Entrance porch opens to entrance hallway with oak flooring extending into the lounge and to the living-dining room.
- * Family lounge with windows to the front of the property and gas fire recessed within a chimney breast flanked by fitted display shelves and storage.
- * Double doors open from the lounge into the living/dining room running the width of the property with ample space for a large family dining table and also for seating.
- * This living space has an exposed stone chimney breast with wood burner recessed within also flanked by fitted display shelves and storage. Two windows from here look into the rear garden.
- * Beyond the living room is a modern, kitchen/breakfast room with tiled floor with underfloor electric heating, fitted with a good range of units and solid wooden work surfaces a top.
- * Kitchen appliances, where fitted, are to remain and include a range cooker with gas hob and two electric ovens, integrated dishwasher and washing machine. A neat, tall pantry store cupboard houses the fridge freezer with a further separate cupboard housing the gas 'combi' central heating boiler
- * Doorway from kitchen opens to the rear garden; a picture window looks over the same.
- * To the first floor are four well proportioned double bedrooms.
- * Modern family bathroom with Jacuzzi-style bath, broad shower cubicle and WC.
- * There is, in addition, a second, separate WC accessed from the landing.
- * To the second floor is an attic room with an adjacent shower room and WC.
- * Low level doors from this attic room leads to a sizeable storage space with additional eaves storage.

GARDENS AND GROUNDS

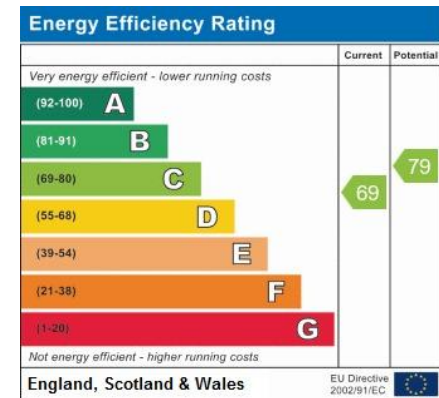
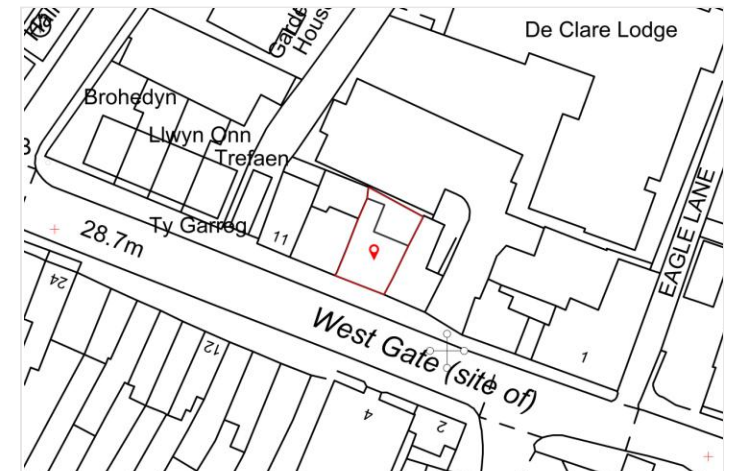
- * Property fronts onto Westgate which is conveniently close to the centre of Cowbridge town and its broad range of shops and services.
- * To the rear of the property is a wonderfully sheltered, low maintenance private courtyard garden. This is screened from Churchill Retirement Apartments to the rear by high walling with mature shrubs a top.
- * Wooden garden store shed to remain (approx. max. 3m x 1.3m).
- * A log store is also to remain.

TENURE AND SERVICES

Freehold. All mains services connect to the property. Gas-fired 'combi' central heating.



Total area: approx. 205.7 sq. metres (2214.3 sq. feet)
Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



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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