



5 The Limes
Cowbridge, Vale of Glamorgan, CF71 7BJ





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Vale of Glamorgan, CF71 7BJ

£229,950 Freehold

1 Bedroom : 1 Bathrooms : 1 Reception Rooms

In a wonderfully convenient location close to Cowbridge town, a thoroughly modernised and very well presented one bedroom home with accommodation including: living room and kitchen; to the first floor: bedroom and shower room. Paved off-road parking space fronting the property for a small car. To the rear of the property is a surprisingly generous garden space.

Directions

From our Cowbridge office, travel in an Easterly direction along High Street. Pass the Town Hall, cross over the river bridge and turn right into 'The Limes'. Bear left into this section of The Limes to find 5 The Limes to your left, next to "Old Chapel".

- Cardiff City Centre 12.5 miles
 - M4 (J35, Pencoed) 6.7 miles
-

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * Most conveniently located within yards of Cowbridge town
- * Modernised in the last year and offering extremely well presented accommodation
- * Living / dining room to the front of the property, with window looking onto The Limes
- * Feature fire surround and door linking to the kitchen; staircase to first floor.
- * Modern fitted kitchen including a range of units with electric oven and hob to remain; space / plumbing for washing machine and for a tall fridge freezer.
- * A doorway from here connects into the rear garden space.
- * To the first floor is a double bedroom with window looking onto The Limes; further natural light from the skylight above.
- * This bedroom also has a double wardrobe and, adjacent, a hot tank/electric immersion heater.
- * A modern shower room is to the rear of the property and includes corner shower cubicle, WC and hand basin.

GARDENS AND GROUNDS

- * Fronting the property is a paved off-road area with space enough for a small car.
- * To the rear of the property is a surprisingly large garden
- * It is enclosed to one side, by "Old Chapel" and, to the rear, by the Shampain Restaurant.
- * This garden has considerable space for a store shed / home office type building.

TENURE AND SERVICES

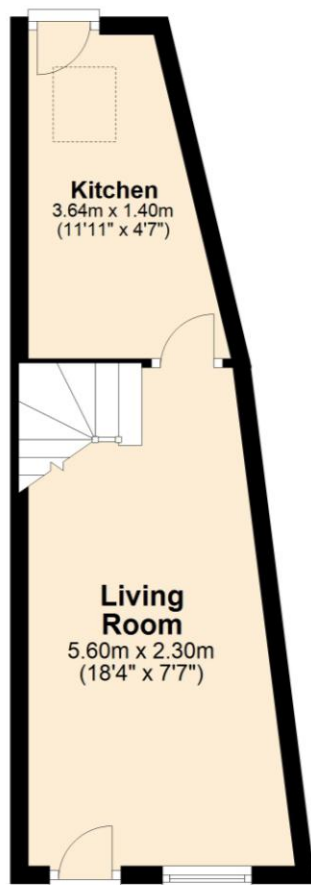
Freehold. Mains electric, water and sewerage connect to the property. It is understood there is a mains gas supply to the roadway fronting the property.

PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

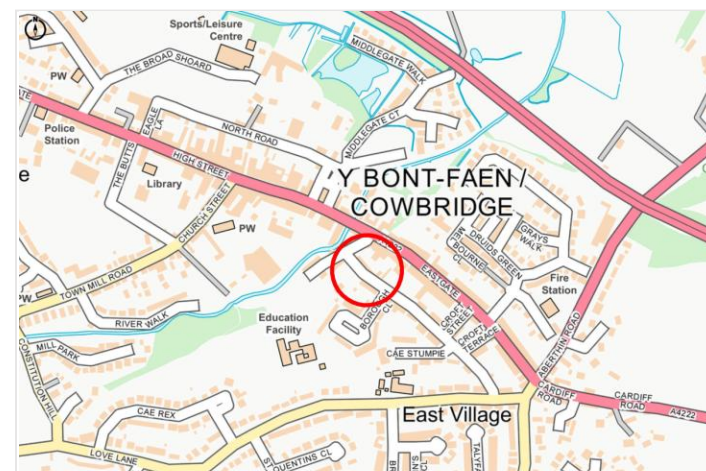
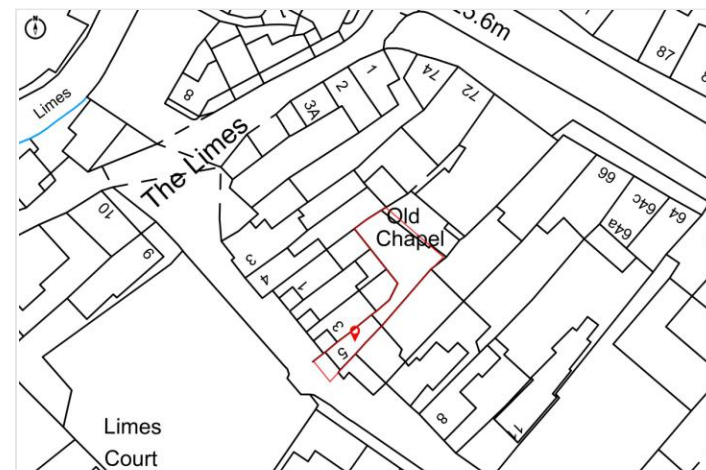
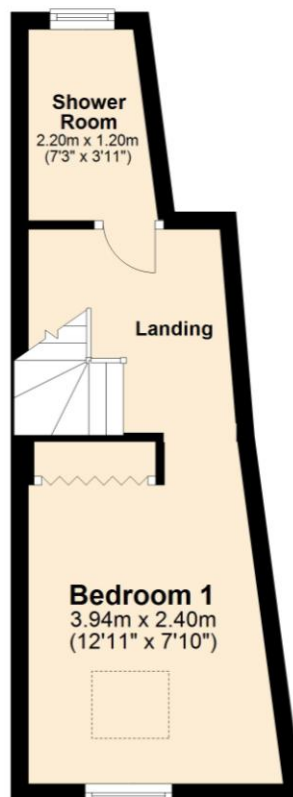
Ground Floor

Approx. 21.8 sq. metres (234.4 sq. feet)



First Floor

Approx. 19.3 sq. metres (207.4 sq. feet)



Total area: approx. 41.0 sq. metres (441.8 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & 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.



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