



WATTS & MORGAN  
FOR SALE  
T 0146 779540

7 Riverside Mews, The Limes  
Cowbridge, Vale of Glamorgan, CF71 7NR





## 7 Riverside Mews, The Limes Cowbridge, Vale of Glamorgan, CF71 7NR

---

£325,000 Freehold

### 2 Bedrooms : 2 Bathrooms : 1 Reception Rooms

- A conveniently located two bedroom property, within the centre of Cowbridge town.

Accommodation & amenities;

- Entrance hall • Living/dining room
- Kitchen/breakfast room • WC

To the first floor;

- Bedroom one with dressing room & en-suite bathroom.

To the second floor;

- Second double bedroom with an en-suite shower room.

- The property also benefits from an allocated parking space.

---

### Directions

Riverside Mews is a modern development of Town houses, ideally located for the town centre. From our Cowbridge office, travel in an Easterly direction along High Street. Pass the Town Hall to find Riverside Mews to your right, after a further 100 yard immediately after crossing the River. The principal access to the property and the parking area is off 'The Limes'!

---

**Your local office: Cowbridge**

T 01446 773500

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





## 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. The City of Cardiff which has the usual amenities of a Capital City lies some 13 miles to the east with a main line rail connection to London in a round two hours. The M4 motorway lies to the north of Cowbridge and junctions 33, 34 and 35 service "The Vale". There are several golf courses within the area and the heritage coast with its cliff-top walks and mixture of sandy and stony beaches lies to the south and west.

---

### ABOUT THE PROPERTY

- \* Spacious entrance hall with storage cupboard
- \* Living/dining room with double doors leading to the rear courtyard
- \* Kitchen/breakfast room fitted with a range of fitted units
- \* Integrated appliances; dish washer, oven, gas hob & extractor above
- \* To the first floor;
- \* Bedroom one with dressing room & en-suite bathroom
- \* To the second floor;
- \* Second double bedroom with en-suite shower room

### GARDENS AND GROUNDS

- \* To the rear of the property is a block-paved yard accessed from the dining room
  - \* A gated entrance leads via a pedestrian path to the parking area for Riverside Mews.
  - \* From 'The Limes', electric gate opens to the parking area
  - \* Each property within this development has an allocated parking space
- 

### TENURE AND SERVICES

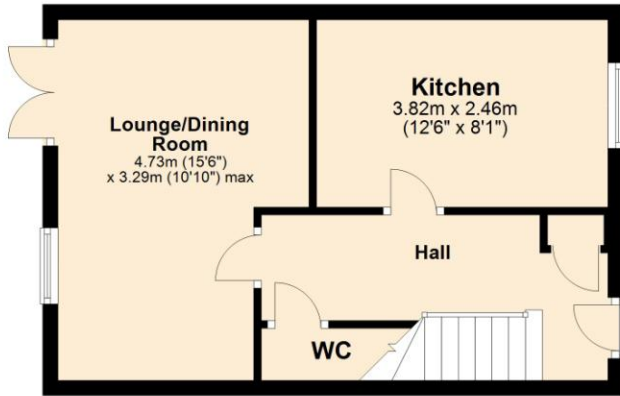
Freehold. Costs of maintenance and upkeep of car park and other communal areas shared between all Owners. All mains services connect to the property. Gas-fired 'combi' central heating.

The principal access to the property and the parking area is off 'The Limes'.

---

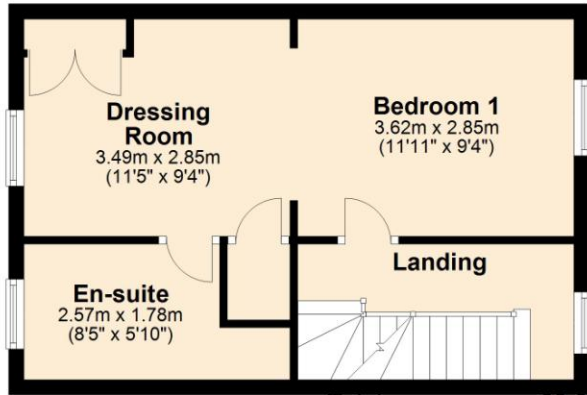
**Ground Floor**

Approx. 34.2 sq. metres (367.6 sq. feet)



**First Floor**

Approx. 33.9 sq. metres (364.4 sq. feet)

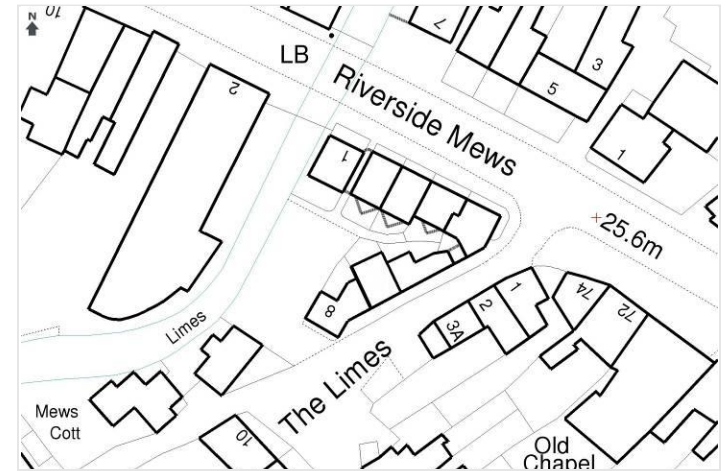
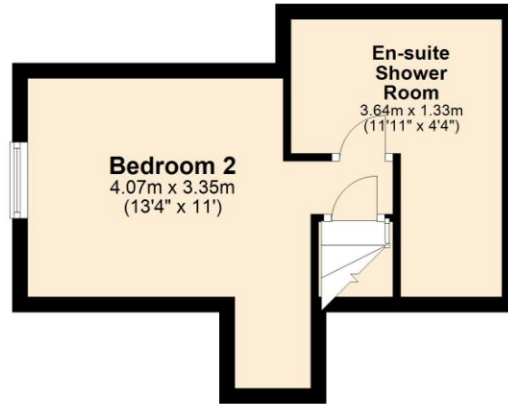


Total area: approx. 89.3 sq. metres (960.8 sq. feet)

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

**Second Floor**

Approx. 21.3 sq. metres (228.8 sq. feet)



EPC graph to be inserted



**Bridgend**

T 01656 644 288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)

**Cowbridge**

T 01446 773 500

E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

**Penarth**

T 029 2071 2266

E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

**London**

T 020 7467 5330

E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

