



2 Riverside Mews

Cowbridge, Vale of Glamorgan, CF71 7NA





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£385,000 Freehold

3 Bedrooms : 2 Bathrooms : 2 Reception Rooms

A modern town house, situated within yards of Cowbridge town centre.

The accommodation comprises;
Entrance hall, kitchen/dining room, sitting room & wc.

To the first floor; living room, bedroom one with en-suite shower room.

To the second floor; two further double bedrooms with 'Jack & Jill' bathroom.

South facing courtyard garden & one 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

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Summary of Accommodation

.SITUATION

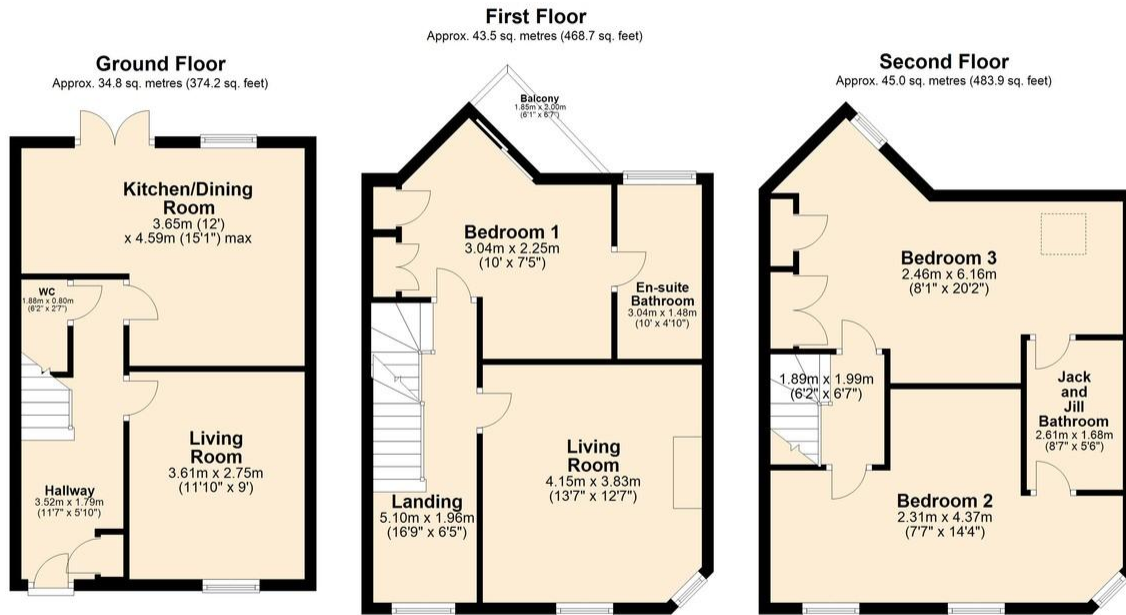
The Historic Market Town of Cowbridge is at the heart of the rural vale and is famous for its quality, individual shops, boutiques; restaurants, pubs and cafes; and is home to a centrally positioned Waitrose store. Further services include a health centre, leisure centre, various sporting clubs, public 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. 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 around 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 diff-top walks and mixture of sandy and stony beaches lies to the south and west.

ABOUT THE PROPERTY

- * In an exceptionally convenient location within yards of Cowbridge Town Centre
 - * 2 Riverside Mews is a modern home ideal as a property for those looking to downsize to the town; or as a 'buy to let' investment.
 - * From a central ground floor hallway, doors open into a cloakroom, to the lounge and to the kitchen-dining room
 - * A solid wood staircase leads to the first and second floors
 - * The dining room has double width doors opening to a paved yard from which there is access to the parking area
 - * The kitchen-dining room has a very good range of simple, shaker-style units with granite worktops
 - * Appliances, where fitted, as to remain and include double oven and hob and fully integrated fridge, freezer, dishwasher & washer drier.
 - * To the first floor; Bedroom one with en-suite shower room
 - * Spacious living room with central feature fireplace
 - * To the second floor are two further double bedrooms
 - * With 'Jack & Jill' en-suite bathroom
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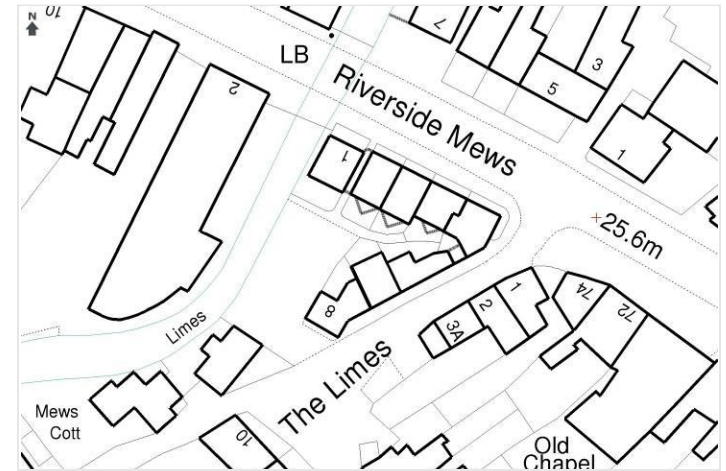
GARDENS AND GROUNDS

- * To the rear of the property is a block-paved yard area 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
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Total area: approx. 123.3 sq. metres (1326.8 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		
(81-91)	B		81
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(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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