

# Bowmans Well, Cowbridge, CF71 7AX



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

**£400,000**



Three Bedroom Detached House

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# Property Description

**\*\*RARELY AVAILABLE AND REFURBISHED THROUGHOUT\* NO CHAIN\*\*** MGY are delighted to bring to market this immaculately presented, three bedroom detached house situated in the desirable area of Cowbridge. The property is perfectly positioned within walking distance of Cowbridge High Street which offers a variety of shops, bars, restaurants and cafes. Fantastic views over the town and beyond. The accommodation has been refurbished to a high specification throughout and briefly comprises; entrance porch, lounge, dining room, kitchen, downstairs WC, three bedrooms and family bathroom. The property further benefits from having a good sized single garage, gardens to the front and rear, gas central heating, brand new roof and is chain free. \*Viewing highly recommended\*

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1,240 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## FRONT

Entered via double gates, leading to front garden and single garage. External lighting.

## ENTRANCE HALL

Entered via door leading from front garden. Newly fitted carpet to floor. Pendant light fitting. Radiator. Doors to lounge and kitchen. Power points. Stairs rising to first floor.

## LOUNGE

14' 10" x 11' 8" (4.54m x 3.57m)  
Newly fitted carpet to floor. Double glazed window to front aspect. Pendant light fitting. Power points. Radiator. Opening into :-

## DINING ROOM

10' 3" x 11' 0" (3.13m x 3.36m)  
Continuation of carpet. Pendant light fitting. Double glazed window to rear aspect providing incredible views. Power points. Radiator. Door to :-

## KITCHEN

10' 6" x 11' 8" (3.21m x 3.56m)  
Vinyl flooring. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with hot and cold tap above and electric hob with extractor above and oven beneath.

Tiled splashback. Space and plumbing for washing machine. Double glazed window to rear aspect. Pendant light fitting. Power points. Storage cupboard with shelving. Door leading back to hallway, and additional door to porch which provides access to the garage, downstairs WC, and double glazed door leading to rear garden.

## WC

4' 10" x 3' 3" (1.49m x 1.01m)  
Vinyl flooring. WC. Spotlights to ceiling. Extractor. Double glazed window to rear aspect.

## FIRST FLOOR

Carpet to floor. Pendant light fitting. Doors to bathroom and three bedrooms. Radiator. Power points. Double glazed window to side aspect. Access to insulated loft space.

## MASTER BEDROOM

12' 3" x 12' 2" (3.74m x 3.73m)  
Carpet to floor. Radiator. Power points. Pendant light fitting. Double glazed window to front aspect.

## BEDROOM TWO

12' 3" x 10' 6" (3.74m x 3.22m)  
Carpet to floor. Pendant light fitting. Radiator. Double glazed window to rear aspect. Power points. Fitted storage cupboard housing Combi-boiler.

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### BEDROOM THREE

8' 7" x 9' 3" (2.62m x 2.83m)

Carpet to floor. Power points. Pendant light fitting.

Double glazed window to front aspect. Radiator.

Built in storage cupboard.

### GARAGE

8' 9" x 16' 6" (2.69m x 5.04m)

Single garage. Electrics. Power points. Window to

side aspect. Up and over door.

### BATHROOM

7' 4" x 5' 6" (2.24m x 1.69m)

Vinyl flooring. White three-piece-suite comprising

WC, pedestal wash hand basin with hot and cold

tap over, and panelled bath with hot and cold tap

over and handheld shower attachment above.

Obscure double glazed window to rear aspect.

Extractor fan.

### GARDEN

Large south east facing garden with brick and fence

surround. Accessed from the porch and additional

side access.

### TENURE

MGY have been advised that the property is

FREEHOLD.



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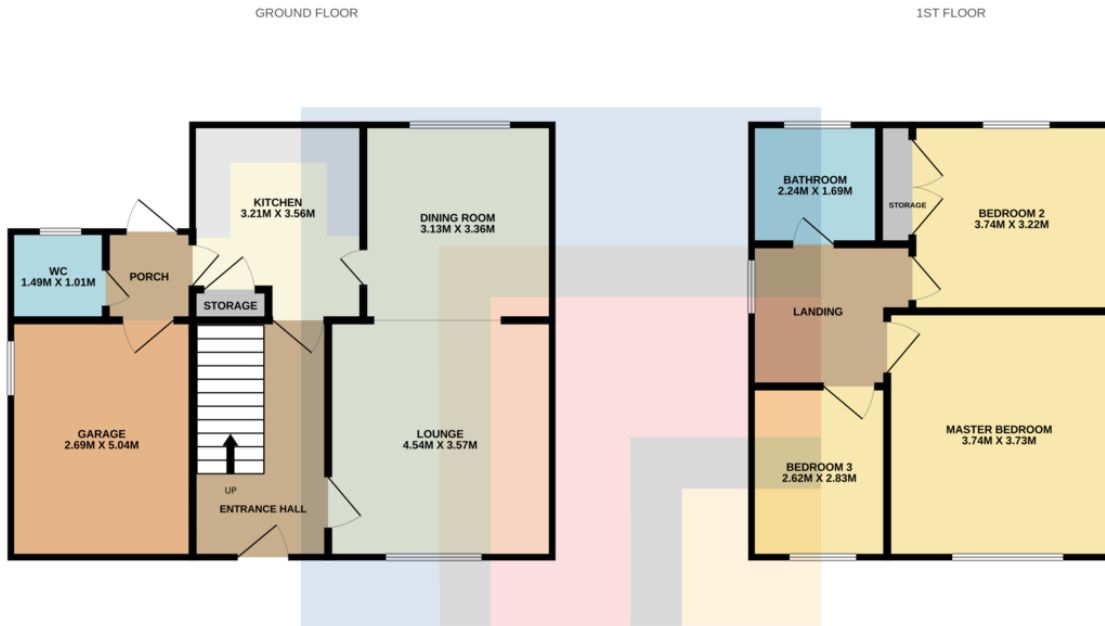




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Penarth 029 2047 5191

17 Glebe Street, Penarth, Vale of Glamorgan,  
CF64 1ED



mgyc.co.uk

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