



9 Eastgate

Cowbridge, Vale of Glamorgan, CF71 7EL





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CF71 7EL

£289,950 Freehold

2 Bedrooms : 2 Bathrooms : 2 Reception Rooms

Porch • Lounge open plan to dining room • Kitchen
• Utility area • Ground-floor wet room and WC

Two double bedrooms • Shower room • Store
room

Long rear garden with lawn, flagstone-paved patio
and timber summer house

Off road parking for two cars

EPC rating: D58

Directions

From our Cowbridge Office, travel along High Street into Eastgate, towards the traffic lights. No 9 Eastgate will be to your left, between the turning into Druids Green and the traffic lights. Off road parking for two cars is located to the rear of the property, accessed from Aberthin Road.

- Cardiff City Centre 12.5 miles
 - M4 (J35. Pencoed) 6.8 miles
-

Your local office: Cowbridge

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E cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

- * Conveniently close to Cowbridge Town Centre and all its amenities
- * Entrance porch opening in to lounge
- * Lounge with shutters to the front window and woodburner resting on a slate hearth recessed within a chimney breast
- * Open plan to the a dining area with second working fireplace
- * Modern kitchen to the rear of the property with window looking over the garden
- * Fitted with a range of unit with oven, hob and integrated dishwasher to remain
- * Adjacent utility area connecting to a ground floor bathroom and door into garden; with space for fridge-freezer and plumbing for washing machine
- * Ground floor 'wet room' with walk in shower area
- * Principal double bedroom running the width of the property and including a shuttered windows and a feature, period fireplace
- * Second double bedroom with window to the rear
- * Modern shower room and WC
- * Adjacent, separate store room

GARDENS AND GROUNDS

- * Long garden to rear including lawn, flags tone-paved sun terrace fronting a timber Summer House
- * Raised vegetable bed
- * Gated entrance to far end of garden opening on to:
- * Off road parking area, accessed from Aberthin Road, with space for two cars end-to-end
- * Space for garage / store shed

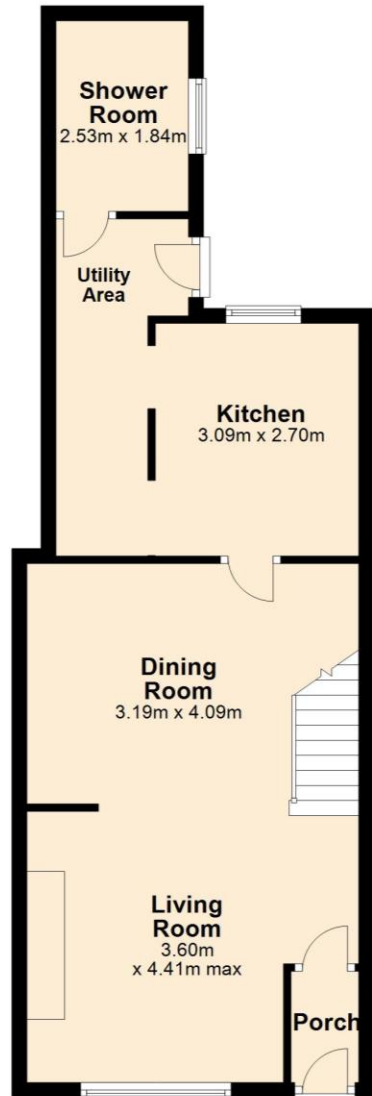
TENURE AND SERVICES

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

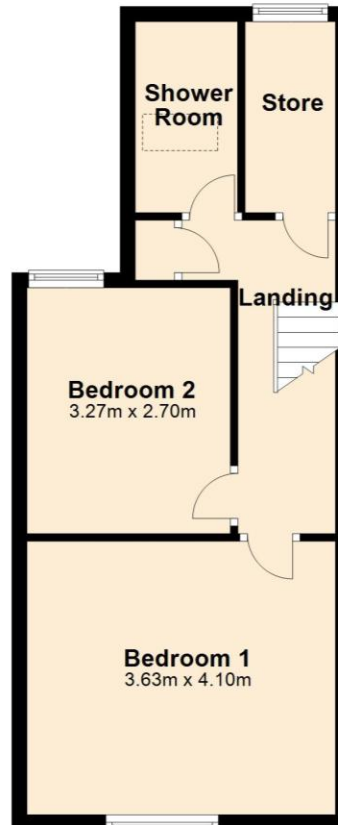
PROCEEDS OF CRIME ACT 2002

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. 50.3 sq. metres

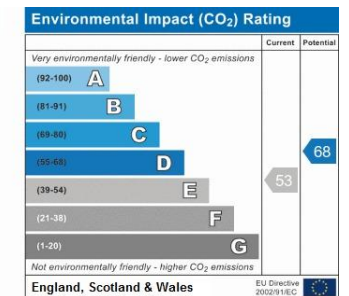
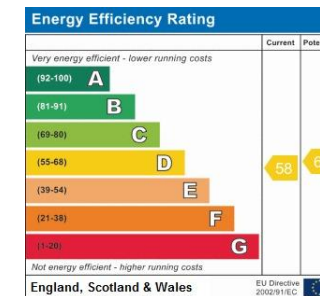
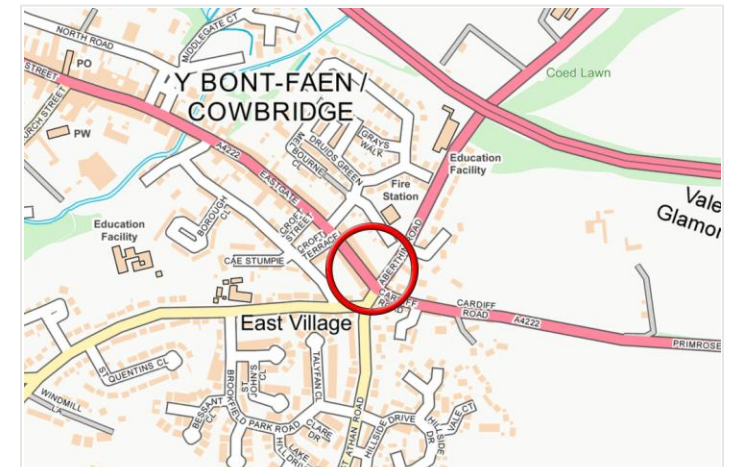


First Floor Approx. 38.1 sq. metres



Total area: approx. 88.4 sq. metres

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





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