



26 Middlegate Court
Cowbridge, Vale of Glamorgan, CF71 7EF





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£480,000 Freehold

4 Bedrooms : 2 Bathrooms : 3 Reception Rooms

A detached, four bedroom family home close to Cowbridge town. Lounge, study, dining room, conservatory. Master bedroom with en-suite shower room, three further bedrooms and family bathroom. Enclosed, sheltered garden to rear. Garage; driveway parking.

EPC rating: D56

Directions

From our Cowbridge Office proceed along the High Street and turn left alongside the Town Hall towards the car park and into "Middlegate Court". No 26 is located close to the end of the first cul de sac to your right.

- Cardiff City Centre 12.9 miles
 - M4 (Junction 33) 11.5 miles
-

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * A detached family home in a wonderfully convenient location, a level walk from the centre of Cowbridge town.
- * Entrance hallway with doors leading to all principal ground floor rooms and staircase to first floor.
- * Also ground floor doakroom.
- * Family living room with bay window to the front elevation.
- * Study, also looking to the front
- * Dining room with sliding doors leading into conservatory with garden beyond.
- * Fitted kitchen including a range of fitted units. Freestanding gas cooker, space and plumbing for washing machine and for dishwasher (available by separate negotiation).
- * Pedestrian side door to kitchen leads to a path from which there is access into the rear garden
- * Central landing area with doors to all bedrooms and to family bathroom
- * Master bedroom looking to the front of the property with its own en-suite shower room
- * Second double bedroom with deep recess suitable for wardrobes positioned to look over the rear garden
- * Two further good size single bedrooms

GARDENS AND GROUNDS

- * Driveway parking area fronting the garage
- * Garage (approx. max 5.4m x 2.65m) (accessed via up and over door)
- * Garage has power connected and eaves storage; a pedestrian door leading to the rear garden
- * To the rear of the property is an enclosed, fenced garden
- * This includes a paved patio seating area and a large lawn surrounded, in part, by flower and shrub beds

TENURE AND SERVICES

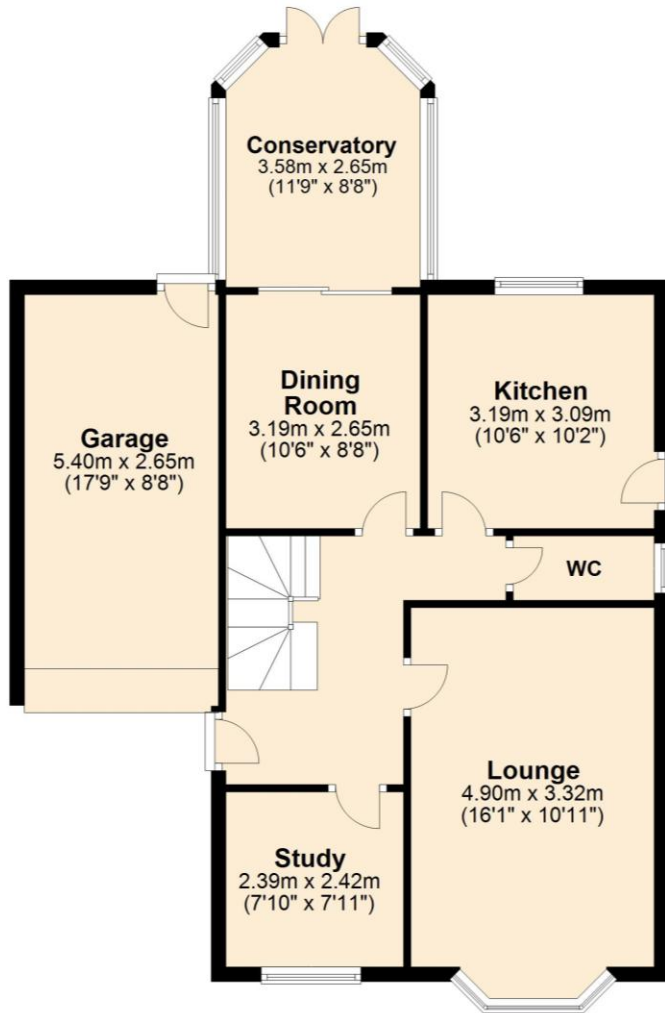
Freehold. All mains services connect to the property. Gas-fired 'combi' central heating.

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.

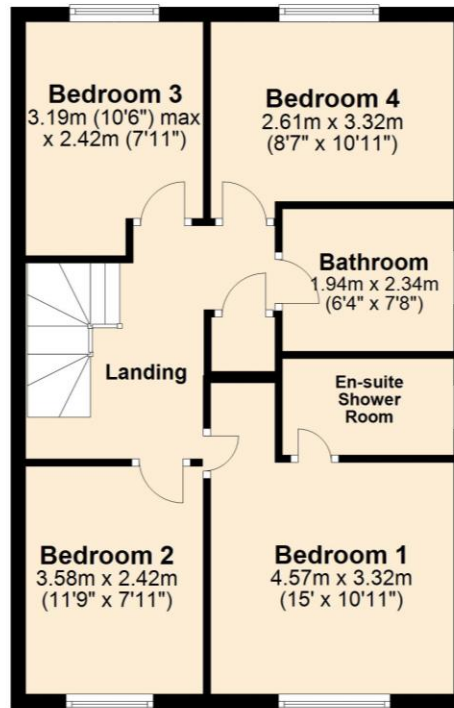
Ground Floor

Approx. 77.1 sq. metres (829.7 sq. feet)



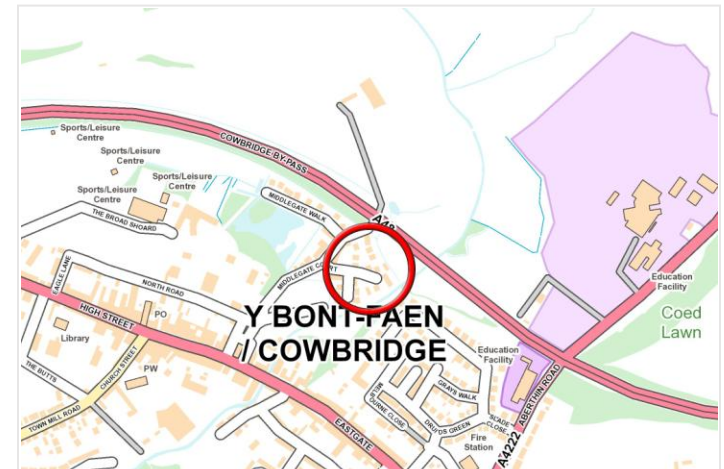
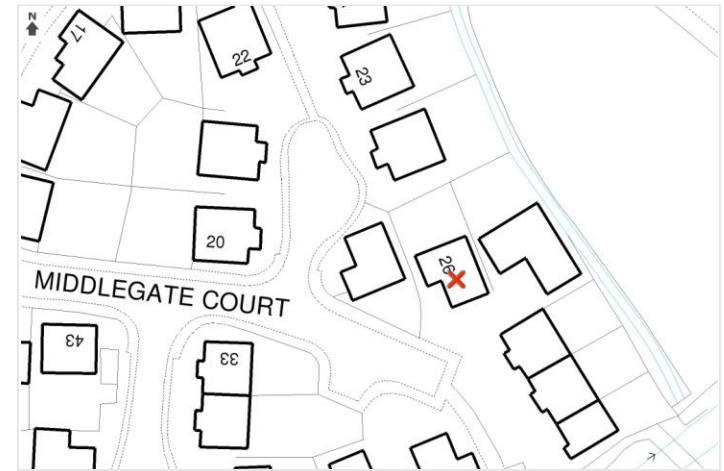
First Floor

Approx. 53.9 sq. metres (580.0 sq. feet)



Total area: approx. 131.0 sq. metres (1409.6 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		56	78
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		48	73
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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