



**5 Augusta Court, North Road,
Cowbridge, Vale of Glamorgan, CF71 7FD**





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North Road, Cowbridge,
Vale of Glamorgan, CF71 7FD

Offers In Excess Of £850,000

Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

An exemplary, modern family home to the heart of Cowbridge town within yards of its highly regarded shops and services. Immaculate accommodation includes lounge with woodburner, study, kitchen-living-dining room with bi-fold doors to the rear garden. Also cloakroom and utility room. Master bedroom with en suite shower room, three further double bedrooms and family bathroom with bath and shower. Endosed garden to rear; garage and parking.

EPC rating: B85

Directions

Augusta Court is a small, exclusive development of 5 homes located close to Cowbridge High Street. North Road runs parallel to Cowbridge High Street, with vehicular access from either Town Hall Square (High Street) or from Eagle Lane (at the junction of Westgate and High Street). Augusta Court is adjacent to the parking area for the Bear Hotel

- Cardiff City Centre 13 miles
 - M4 (J35, Pencoed) 6.4 miles
-

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Summary of Accommodation

ABOUT THE PROPERTY

- * An exemplary, modern family home within a small development of similar properties
- * Located to the heart of Cowbridge town within yards of its highly regarded shops and services
- * Immaculate accommodation throughout must be viewed to be fully appreciated
- * Broad hallway with cloakroom off and stairs to the first floor; doors lead to the lounge, study and kitchen-living-dining room
- * Oak flooring to hallway extends into the Study and into the lounge
- * Lounge with woodburner installed by Topstak and window to front elevation
- * Study with fitted shelving and storage
- * Superb kitchen-living-dining room running the width of the rear of the property creating a wonderful open-plan family space
- * Two sets of bi-fold doors to the rear patio with lawn beyond.
- * Contemporary kitchen with matching central island / breakfast bar; appliances, where fitted, are to remain and include: Smeg induction hob, oven, microwave, wine cooler and fully integrated fridge, freezer and dishwasher
- * There remains ample room for a dining table and seating to the adjacent living area
- * A separate utility room has space / plumbing for a washing machine and for additional storage
- * Generous landing area with doors to all four bedrooms and to the family bathroom
- * Master bedroom with fitted wardrobes, Juliet balcony and en suite shower room
- * Modern family bathroom with bath and separate shower cubicle

GARDENS AND GROUNDS

- * Parking area fronting the garage
- * Garage accessed via an 'up and over' door
- * Waist high stone wall with gated entrance opening to a forecourt garden immediately fronting the property
- * Enclosed garden to the rear including sheltered, paved patio seating area, a large area of lawn and a further decked area to one corner, positioned to catch the afternoon and evening sun

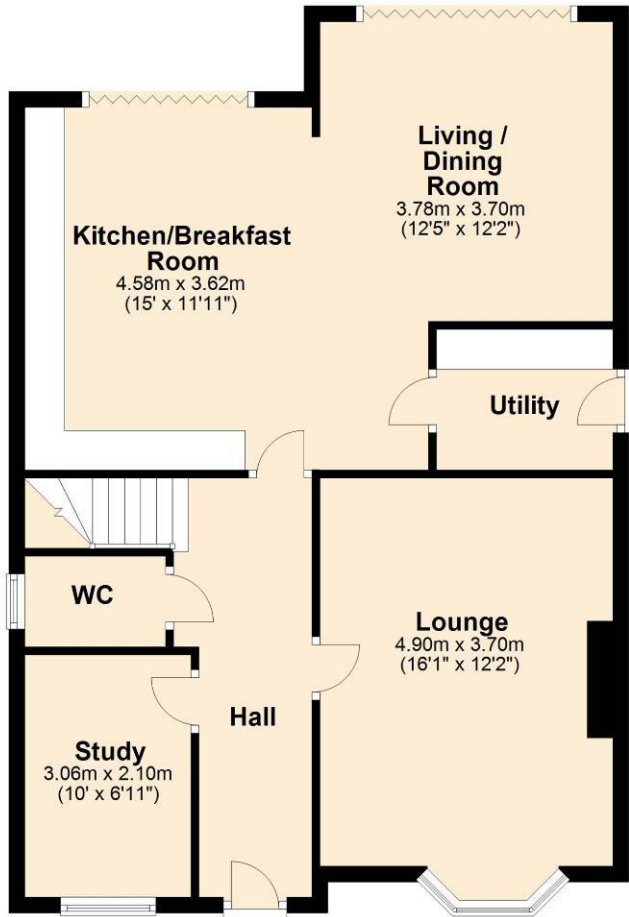
TENURE AND SERVICES

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



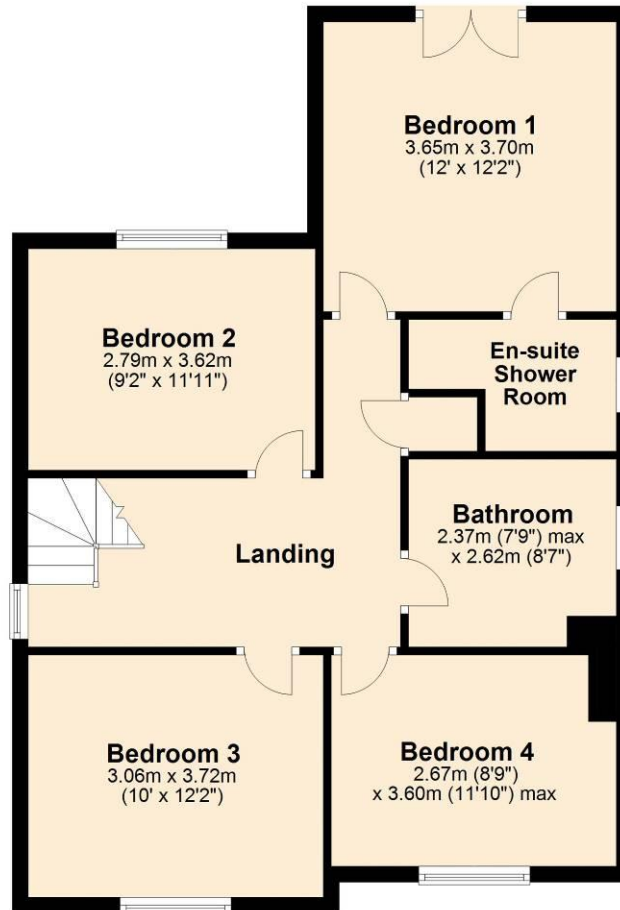
Ground Floor

Approx. 76.6 sq. metres (824.3 sq. feet)



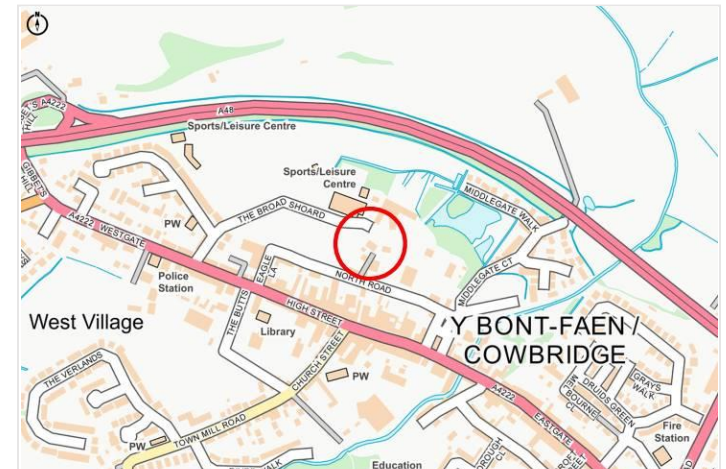
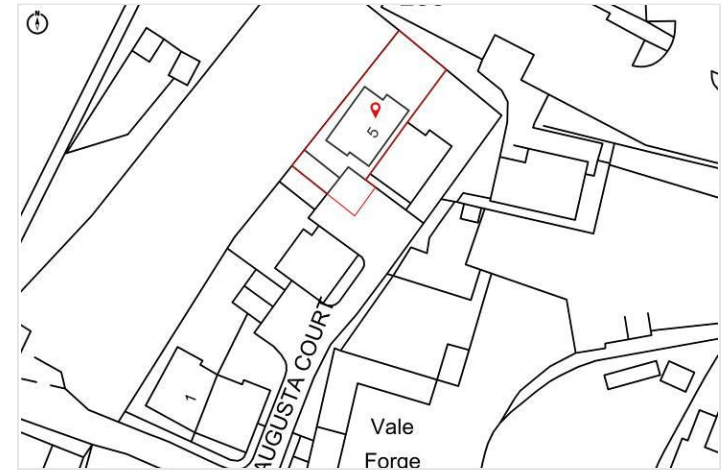
First Floor

Approx. 69.8 sq. metres (751.4 sq. feet)



Total area: approx. 146.4 sq. metres (1575.7 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		92
(81-91)	B	85	
(69-80)	C		
(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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