



3 Cardiff Road
Cowbridge, Vale of Glamorgan, CF71 7EP



3 Cardiff Road Cowbridge, Vale of Glamorgan, CF71 7EP

£300,000 Freehold

3 Bedrooms : 1 Bathrooms : 2 Reception Rooms

A handsome property within a convenient distance of Cowbridge Town Centre with south facing garden and parking to the rear. Living room, sitting room / dining room and kitchen. Three double bedrooms and bathroom. In need of modernisation and with scope to extend (subject to consent).

EPC rating: F24

Directions

From our Cowbridge Office travel in an easterly direction along the High Street into Eastgate. Continue through the traffic lights, to find 3 Cardiff Road to your right, adjoining the last of Tudor-style homes. There is vehicular access to a parking space to the rear via a lane off St Athan Road.

- Cardiff City Centre 12.4 miles
 - M4 (J35, Pencoed) 7 miles
-

Your local office: Cowbridge

T 01446 773500

E cowbridge@wattsandmorgan.co.uk



Summary of Accommodation

ABOUT THE PROPERTY

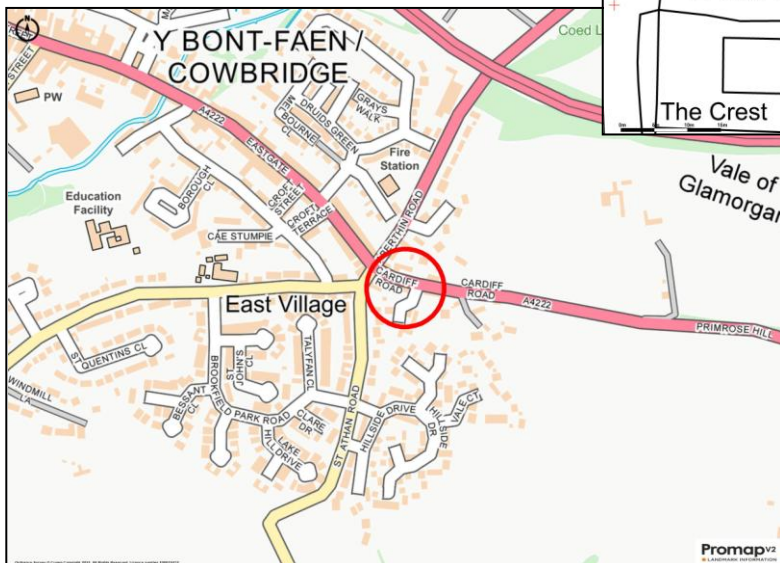
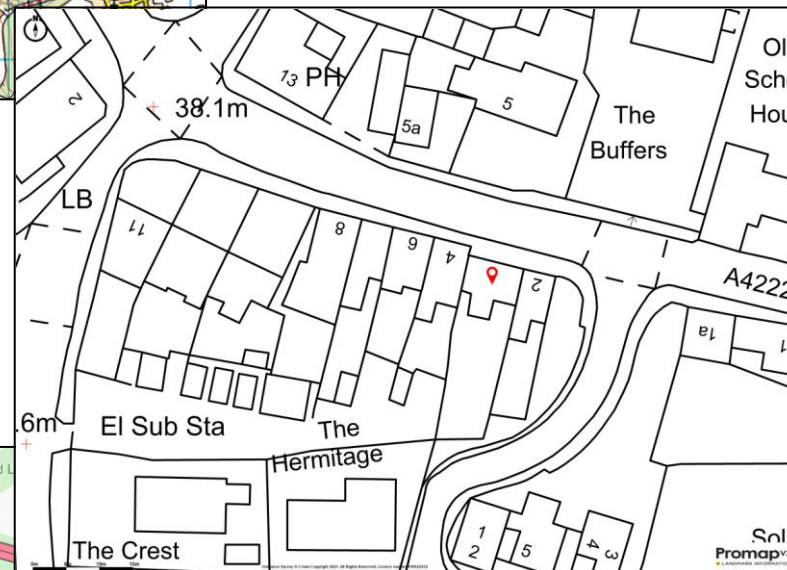
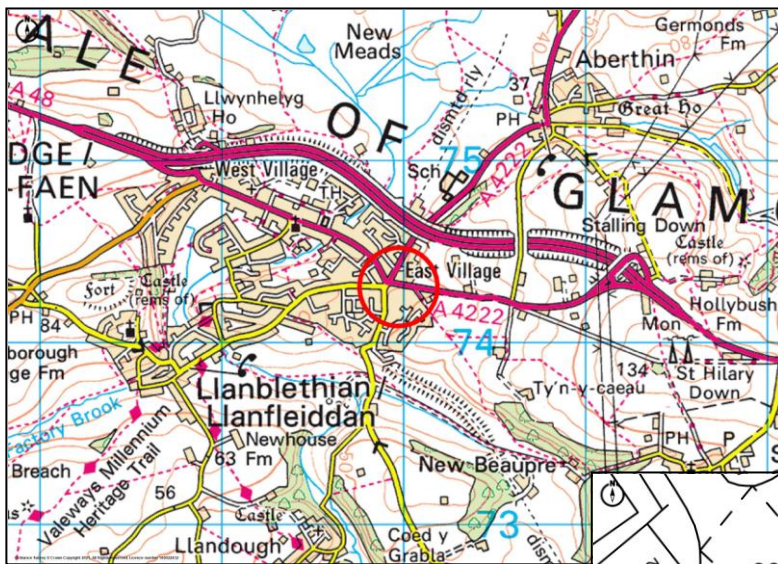
- * A handsome, double fronted property within a convenient distance of Cowbridge Town Centre.
- * In need of refurbishment/renovation and offering considerable scope to improve and extend, as neighbouring properties have done, but subject to any appropriate consents.
- * Hallway leading to living room.
- * Dual aspect living room with sash window to the front elevation and a second window looking into a lean-to to the rear.
- * Also second sitting room/dining room looking to the front elevation.
- * Kitchen to rear off which is a deep, understairs pantry / scullery / store.
- * Lean-to to the rear with WC and an adjacent store shed; a glazed door leads to the rear garden.
- * First floor landing area with doors to the three bedrooms and to the bathroom.
- * Largest double bedroom looks to the front elevation and has two decorative timber framed sash windows.
- * The second double bedroom also looking to the front.
- * Third bedroom overlooking rear garden and enjoying a southerly aspect.
- * Bathroom.

GARDENS AND GROUNDS

- * The property fronts onto Cardiff Road and is set back from the same via a deep pavement frontage.
- * The rear of the property enjoys a southerly aspect.
- * A sheltered seating area is overlooked by the kitchen and accessed from the adjacent lean-to.
- * From here steps lead to a larger area of lawn bordered, to one side, by a path.
- * This path runs towards the end of the garden. Two timber garden store sheds to remain
- * A gated entrance leads from garden to an off-road parking area accessed via a lane entered from St Athan Road.

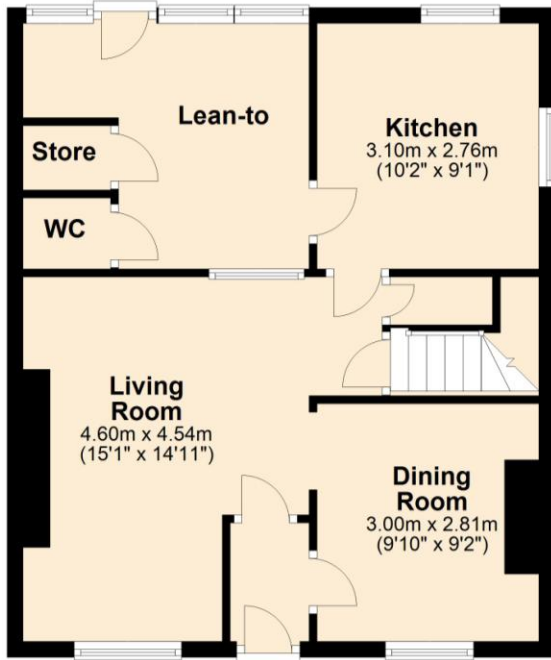
TENURE AND SERVICES

Freehold. Mains electric, water and sewerage connect to the property. Gas supply to be advised (though there is gas to the road fronting the property).



Ground Floor

Approx. 50.7 sq. metres (546.1 sq. feet)



First Floor

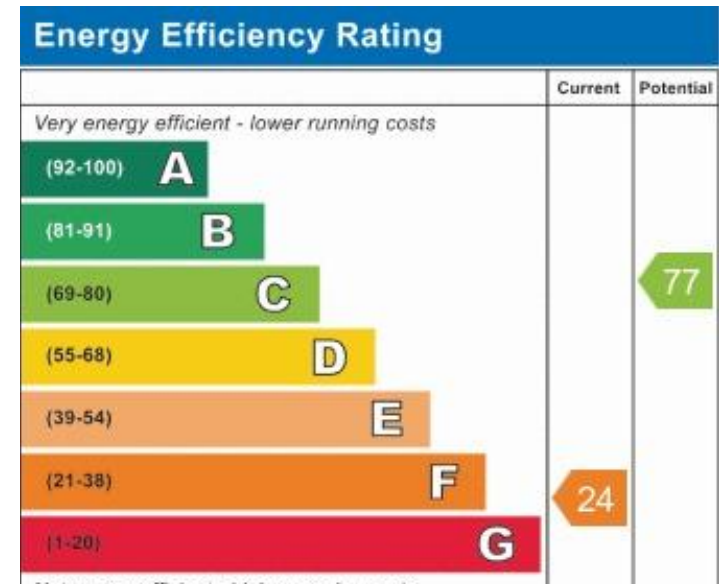
Approx. 41.5 sq. metres (447.0 sq. feet)



Total area: approx. 92.3 sq. metres (993.1 sq. feet)

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

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.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

