



3 Hillside Drive  
Cowbridge, Vale of Glamorgan, CF71 7EA

Watts  
& Morgan



## 3 Hillside Drive

Cowbridge, Vale of Glamorgan, CF71 7EA

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**Guide price: £495,000    Freehold**

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A well-kept four-bedroom link-detached family home occupying a desirable position with far-reaching views across Cowbridge and beyond. The property features a spacious lounge, versatile second reception room, modern shaker-style kitchen, utility room, and contemporary bathrooms. Upstairs, four bedrooms including a principal bedroom with contemporary en suite shower room and fitted storage. Outside, the home benefits from ample driveway parking, an attached garage, and a westerly facing rear garden with patio and lawn, ideal for outdoor entertaining.



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### Directions

Cowbridge Town Centre <0.5 mile

Cardiff City Centre – 12.8 miles

M4 J35 Pencoed – 6.8 miles

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## Summary of Accommodation

### About the property

Very well kept Four-Bedroom Link-Detached Family Home with Far-Reaching Views. Occupying a desirable position on the edge of Hillside Drive, bordering St Athan Road, this attractive four-bedroom link-detached family home enjoys a generous plot and far-reaching views across Cowbridge and the surrounding countryside. Thoughtfully modernised, the property benefits from a modern kitchen and contemporary bathrooms while retaining a warm and welcoming family atmosphere. The accommodation is entered via an entrance porch which opens into a central hallway. From here, stairs rise to the first floor, while doors lead to the principal reception rooms and kitchen. The spacious family lounge extends the full depth of the property, creating an excellent living and entertaining space. A window to the front elevation provides plenty of natural light, while sliding patio doors open directly onto the rear garden. A gas fire forms an attractive focal point within the room. The modern kitchen is fitted with an excellent range of shaker-style wall and base units and includes an electric oven, hob and integrated fridge, all of which are to remain. An adjoining utility room offers additional storage together with space and plumbing for both a washing machine and tumble dryer. A convenient cloakroom is accessed from the utility area, while a stable door leads directly to the rear garden. A second generous reception room overlooks the rear garden and offers versatile accommodation, ideal as a formal dining room, family room or additional sitting room.

To the first floor, the landing provides access to all four bedrooms and the family bathroom. The three largest bedrooms benefit from fitted wardrobes and built-in storage. The principal bedroom enjoys the added luxury of a contemporary en-suite shower room featuring a walk-in shower. The family bathroom is fitted with a modern white three-piece suite, complementing the home's stylish presentation.



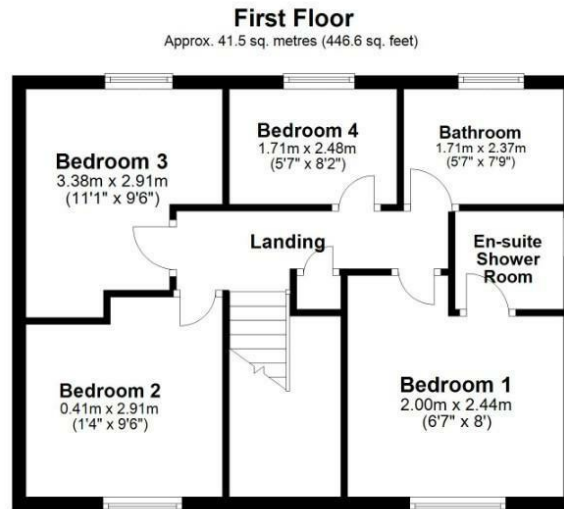
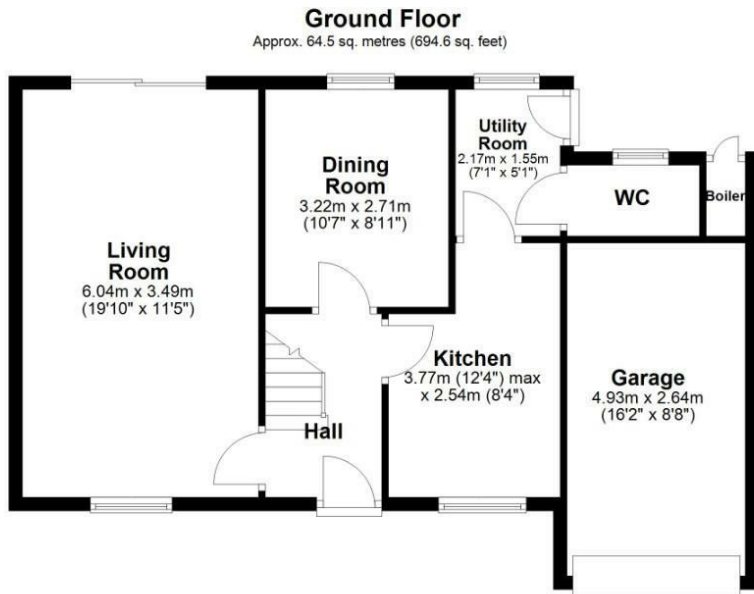
### Additional information

Freehold. All mains services connect to the property. Gas-fired 'combi' central heating. Council tax: Band F

## Garden & Grounds

To the front, the property enjoys an attractive position fronting Hillside Drive. A gently sloping driveway provides ample off-road parking and leads to the attached garage, accessed via an up-and-over door. The driveway is bordered by a well-tended lawn featuring attractive central box-edged planting beds, creating an appealing first impression. A pathway leads from the driveway to the entrance porch and main front door, continuing along the side of the property to provide access to the rear garden.

The enclosed rear garden benefits from a desirable westerly aspect, allowing residents to enjoy afternoon and evening sunshine. Immediately adjoining the property is a patio terrace extending across the width of the plot, complemented by a level lawn and providing an ideal space for outdoor dining and entertaining. The garden can be accessed directly from both the family lounge and the utility room. A mature hedge separates the upper garden from a lower terrace, creating distinct areas of outdoor space and adding interest and privacy to the overall garden design.



Total area: approx. 106.0 sq. metres (1141.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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