



2 St. John Close  
Cowbridge, Vale of Glamorgan, CF71 7HL

Watts  
& Morgan



## 2 St. John Close, Brookfield Park, Cowbridge, Vale of Glamorgan, CF71 7HL

---

**Guide price: £575,000 Freehold**

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A superbly finished home, comprehensively refurbished in recent years located in Brookfield Park and within easy reach of primary schools and a short walk from Cowbridge Town Centre. Wonderfully proportioned accommodation including central hallway, modern kitchen with breakfast bar and adjacent utility space. Family living room and also additional study / playroom / possible fourth bedroom. Three double bedrooms, family bathroom and one bedroom with adjacent shower room. Off road parking to front, westerly facing garden to the rear with lawn and patio.

EPC rating: D66



---

### Directions

Cowbridge Town Centre – 0.5 miles

Cardiff City Centre – 12.7 miles

M4, J35 Pencoed – 7.4 miles

---

Your local office: Cowbridge

T: 01446 773500

E: [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)





## Summary of Accommodation

### About the property

No. 2 St. John Close is a detached bungalow understood to have been built in the early/mid 1970s. It has been thoroughly refurbished and modernised in recent years to provide superb accommodation; in recent a thoughtfully considered extension has added a breakfast area, a utility area and an additional bedroom with adjacent shower room. It is ideal for families or for all who are looking for a true bungalow with accommodation all on one level. An entrance porch leads into a central ground floor hallway from which doors fan out to all the principal rooms. The family sitting room is a multi-purpose living/dining space with broad, tall picture window overlooking the front forecourt garden. The kitchen is a great modern space with fitted "Wren" units with white granite surfaces atop. Appliances, where fitted, are to remain and include an induction hob, oven, microwave and warming drawer together with fully integrated fridge, freezer and dishwasher. The granite work surface extends, in part, to form a breakfast bar and continue into the utility area with its space and plumbing for washing machine and a dryer, additional storage and doors leading to the rear garden. Accessible from the kitchen is an additional double bedroom with adjacent contemporary shower room – ideal as an extra guest space.

The bedrooms for the property overlook the rear garden, the two largest doubles positioned to each of the two corners and both with broad windows overlooking the rear garden. These two double bedrooms both flank an additional room, currently used as a home study which could be used as a fourth bedroom; a door leads to the rear garden space. These bedrooms share use of a stylish, contemporary family bathroom with bath and shower over. The largest bedroom features built in wardrobes.



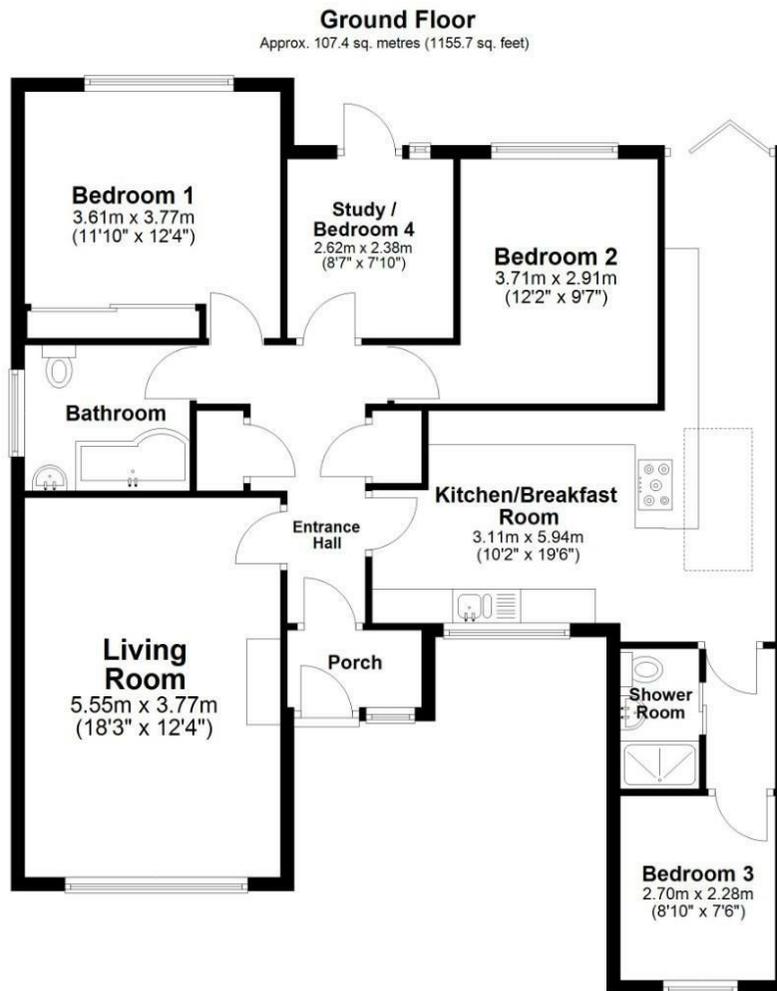
## Garden & Grounds

The property is set within a good, proportionate plot and very conveniently located close to the top of the cul de sac and within easy reach of Ysgol Iolo Morgannwg and Y Bont Faen primary schools.

A drop-down kerb leads to a block paved off-road parking area fronting the property with room for a least two cars. A gated entrance, to one side, runs into the back garden. The rear garden itself is an enclosed area including a broad paved patio leading, in turn, onto a larger area of lawn with vegetable bed to one side. This rear garden enjoys a westerly aspect.

## Additional Information

Freehold. All mains services connect to the property. Gas-fired 'combi' central heating (new boiler 2024). Council tax: Band F



Total area: approx. 107.4 sq. metres (1155.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & 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.



**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

Follow us on  
  

**Watts  
& Morgan**