



7 High Street  
Cowbridge, Vale Of Glamorgan, CF71 7AD

Watts  
& Morgan



# 7 High Street

Cowbridge, Vale Of Glamorgan, CF71 7AD

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## Guide Price £450,000 Freehold

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

A newly refurbished home, conveniently located within Cowbridge town centre.

Hall, living room, dining room, newly fitted kitchen, utility room & WC.

Three bedrooms and a modern bathroom suite.

Front garden; enclosed rear garden with patio and lawn.

EPC rating: D58

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### Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 13.0 miles

M4 Motorway Pencoed –12 .0 miles

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Your local office: Cowbridge

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## Summary of Accommodation

### ABOUT THE PROPERTY

This deceptively spacious property is located on Cowbridge High Street, just a short walk from all local shops and services.

The front garden is enclosed with a walled boundary, and a small gate leads to a paved pathway that takes you to the front door. Inside, you'll find a beautiful Edwardian home with a generous living area that includes an open dining and sitting area. The room features a working log burner and a second fireplace, adding to its charm. The recently restored Quarry tiles and thoughtfully designed layout create a warm and welcoming atmosphere in this versatile family space.

The modern kitchen boasts cream shaker-style cabinetry with carefully chosen granite countertops. It is equipped with a fridge/freezer and dishwasher, and French doors open out to an outdoor kitchen area.

The utility room houses the recently installed Worcester combi boiler, with space for a washer and dryer. A downstairs WC and a separate storage room complete this floor.

On the first floor, there are three spacious, tastefully decorated bedrooms. The family bathroom has been recently renovated and features a luxurious freestanding bathtub and a large separate shower.



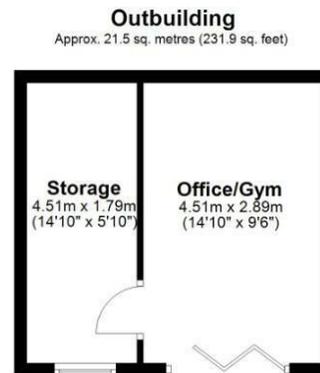
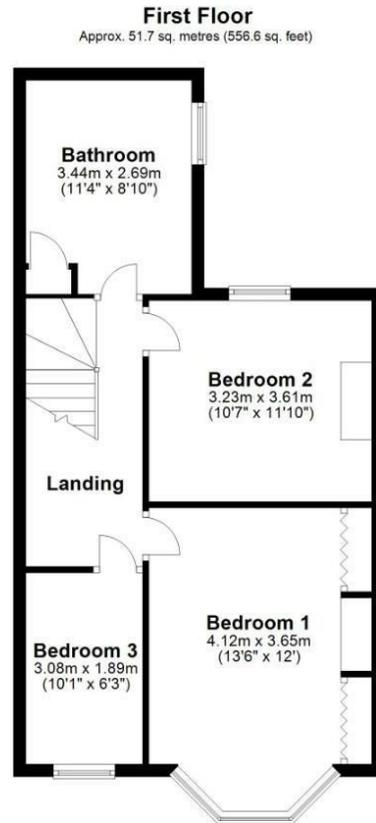
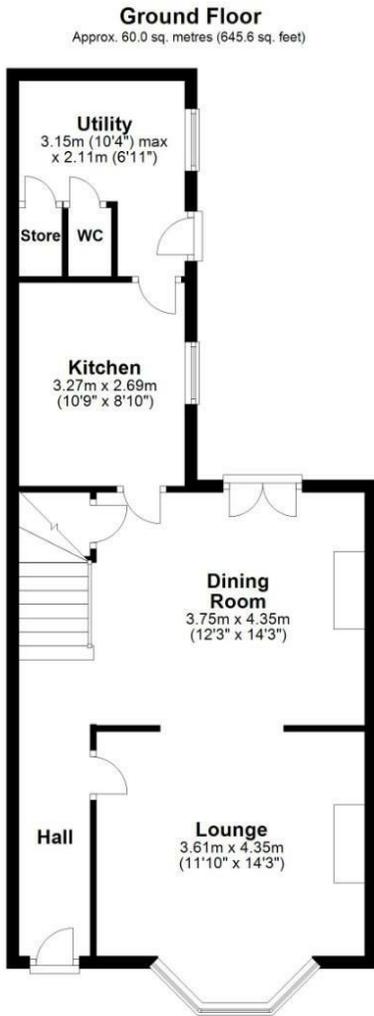
## Garden & Grounds

To the rear of the property, you'll find a covered outdoor kitchen area that leads into the back garden, which features a beautiful Bay Laurel tree and a well-maintained lawn.

At the far end of the garden is a modern outbuilding, currently used as a home gym but offering versatile potential as a study or additional workspace. Bifold doors open onto a composite decking area, perfect for outdoor relaxation.

## Additional Information

Freehold. All mains services connected. Gas 'combi' central heating. Council tax band E.



Total area: approx. 133.2 sq. metres (1434.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	58	
(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.



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