



8 The Verlands
Cowbridge, Vale of Glamorgan, CF71 7BY

Watts
& Morgan



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CF71 7BY

£695,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

Number 8 The Verlands is a beautifully presented four-bedroom detached home, ideally situated in the heart of Cowbridge.

Just a short walk to the High Street, this property combines convenience and style with standout features including a light-filled open-plan kitchen with high-spec appliances, multiple reception rooms, updated bathrooms, and private landscaped gardens.

Whether you're a growing family or looking to settle into one of the Vale's most desirable towns, this home offers both space and sophistication in equal measure.



Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 17.0 miles

M4 Motorway – 6.1 miles

Your local office: Cowbridge

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Summary of Accommodation

About the Property

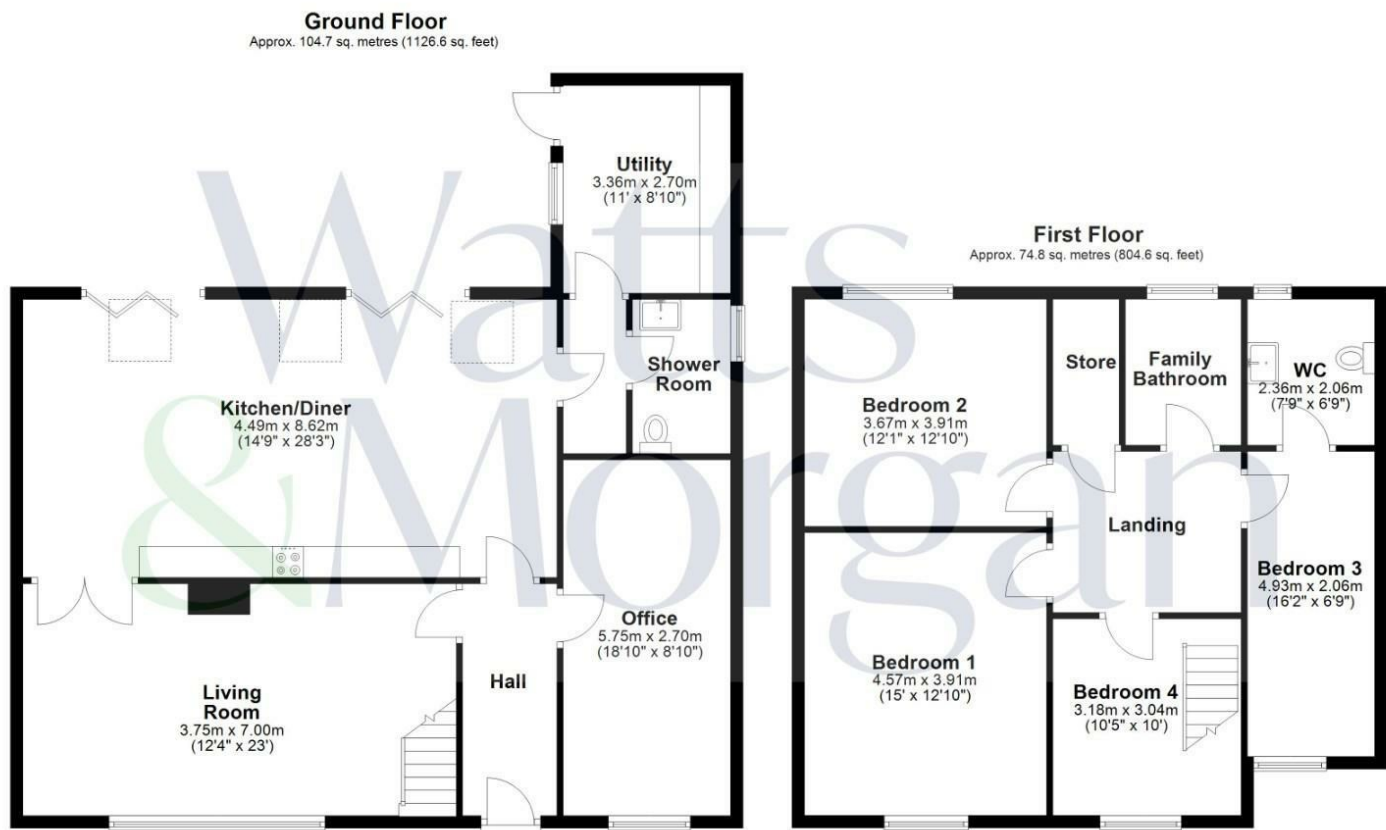
Set in the heart of the highly sought-after market town of Cowbridge, Number 8 The Verlands offers the perfect blend of town living and family comfort. Just a short, flat stroll from the High Street—with its charming selection of bistros, boutiques, and everyday amenities—this detached four-bedroom home is ideal for those looking to enjoy all the benefits of life in Cowbridge.

Inside, the property is beautifully presented, offering a welcoming and functional layout. The cozy living room flows seamlessly into a stunning open-plan kitchen/dining space, where light pours in through the full-width Sunseeker doors that open directly onto the garden—ideal for both everyday living and entertaining. The thoughtfully designed Sigma 3 kitchen is a standout feature, boasting high-quality integrated appliances including a fridge-freezer, Neff induction hob, double oven, dishwasher and an under-sink macerator for added convenience.

Completing the downstairs layout is a spacious utility room with external access, a shower room, and an additional reception room currently used as a home office—versatile enough to serve as a second sitting room, playroom, or gym. Upstairs, you'll find a stylishly updated family bathroom and four well-proportioned bedrooms to suit a variety of needs.

Importantly, this property also falls within the catchment area for Cowbridge Comprehensive School, one of the region's most highly regarded schools—making it a superb choice for families.





Total area: approx. 179.4 sq. metres (1931.2 sq. feet)

Garden & Grounds

The outdoor spaces of Number 8 The Verlands are both practical and inviting. The rear garden offers a mix of lawn, decking and paving, creating a versatile setting for families, pets, or summer gatherings. A high stone rear wall and newly fenced sides ensure excellent privacy, while a side access from the utility room adds extra functionality.

To the front, the property enjoys a lovely lawned area framed by mature flower beds and shrubs, along with a generous driveway providing ample off-road parking for multiple vehicles.

Additional Information

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



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