



2 Druids Green, Cowbridge,
Vale Of Glamorgan, CF71 7BP

Watts
& Morgan



2 Druids Green, Cowbridge,

Vale Of Glamorgan, CF71 7BP

Guide Price £400,000 Freehold

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

A well-presented three-bedroom home, ideally situated within walking distance of the highly sought-after Cowbridge high street and schools.

Offering spacious and well-balanced accommodation throughout, the property includes; a welcoming entrance hall, neutrally decorated lounge leading to an open-plan kitchen/dining room, and a versatile conservatory overlooking the rear garden. To the first floor are three spacious bedrooms and a family bathroom.

Externally, the property benefits from a long private driveway providing ample off-road parking, a detached garage and a low maintenance paved rear garden.

No ongoing chain. EPC Rating D.

Directions

Cowbridge Town Centre – 0.3 miles

Cardiff City Centre – 13.7 miles

M4 Motorway – 8.0 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

SITUATION

The Historic Market Town of Cowbridge is at the heart of the rural vale and is famous for its quality, individual shops, boutiques; restaurants, pubs and cafes; and is home to a centrally positioned Waitrose store. Further services include a health centre, leisure centre, various sporting clubs, public library and Old Hall Community Centre. There are also local primary and secondary schools within the town itself. Access both east and west is via the A48, which by-passes the Town. The City of Cardiff which has the usual amenities of a Capital City lies some 13 miles to the east with a main line rail connection to London in around two hours. The M4 motorway lies to the north of Cowbridge and junctions 33, 34 and 35 service "The Vale". There are several golf courses within the area and the heritage coast with its cliff-top walks and mixture of sandy and stony beaches lies to the south and west.

ABOUT THE PROPERTY

Upon entering the property, you are welcomed by a spacious entrance hall with a useful storage cupboard and staircase leading to the first floor. The generous lounge is a bright and inviting space, featuring a central electric fireplace, and a bay window looks to the front aspect. A square arch opens through into the kitchen/dining room, creating an ideal layout for modern family living. The well-proportioned kitchen is fitted with a range of wall and base units, offering ample storage and worktop space, together with plumbing and space for freestanding white goods. There is an integral gas hob with double oven to remain, along with an integral dishwasher. The dining area comfortably accommodates a family dining table and benefits from sliding doors leading into the conservatory. The conservatory is a bright and versatile addition to the home, overlooking the rear garden and sliding patio doors offer seamless access to the garden.

To the first floor, the property benefits from three well-proportioned bedrooms, providing flexible accommodation for families, or those requiring a home office. Completing the accommodation is the family bathroom, fitted with a white suite comprising a WC, pedestal wash hand basin, and a panelled bath with a shower over.



GARDENS AND GROUNDS

Externally, the property benefits from an extra long driveway providing off-road parking for several vehicles, complemented by a spacious lawned front garden. A pedestrian gate offers convenient access to the detached garage and the enclosed rear garden.

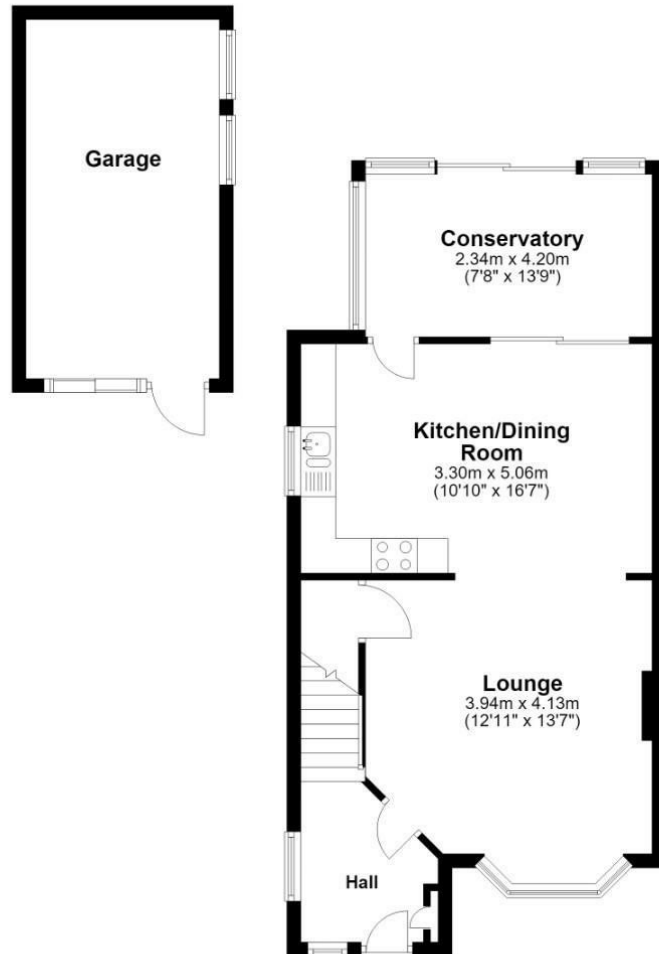
To the rear of the property lies a low maintenance paved garden with mature borders.

ADDITIONAL INFORMATION

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

Ground Floor

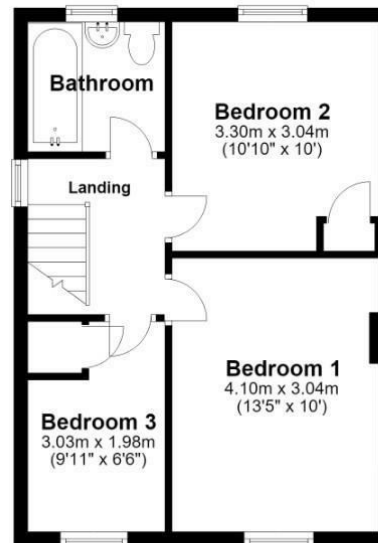
Approx. 64.6 sq. metres (694.9 sq. feet)



Total area: approx. 102.6 sq. metres (1103.8 sq. feet)

First Floor

Approx. 38.0 sq. metres (409.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		63	
(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

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on
  

**Watts
& Morgan**