



4 The Paddock
Cowbridge, Vale of Glamorgan, CF71 7EJ

Watts
& Morgan



4 The Paddock

Off Aberthin Road, Cowbridge,
Vale of Glamorgan, CF71 7EJ

£899,950 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

Situated at the eastern end of Cowbridge town, this impressive and exceptionally spacious family home is within easy reach of the town centre and its excellent range of amenities.

Offering over 3,300 sq. ft. of versatile living space, the accommodation must be viewed to be fully appreciated. The ground floor includes a modern kitchen/breakfast room, dining room, generous living room, garden room, study, and a cloakroom/WC. Upstairs, the principal bedroom features a private en suite and a fully fitted dressing room. Three further double bedrooms share a well-appointed family bathroom.

Externally, the property benefits from ample driveway parking, an integral double garage on the lower ground floor, and a sheltered, enclosed rear garden with paved seating areas and a level lawn—perfect for family life and entertaining.



Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 12.0 miles

M4 Motorway – 5.6 miles

Your local office: Cowbridge

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Summary of Accommodation

About The Property

A central entrance hallway provides access to all principal ground floor rooms and features a staircase rising to the first floor. Additional doors lead to a cloakroom/WC, a deep storage cupboard, and a staircase descending to the lower ground floor basement/garage.

Solid wooden flooring flows through the hallway and into the study, living room, and dining room. The spacious living room is ideal for family life and features centrally positioned glazed doors that open onto a balcony—perfect for enjoying the outstanding views across Cowbridge and beyond. Double doors at the far end lead into a more recent addition to the property: a charming garden room with windows on three sides, French doors to the rear garden, and a Danish wood burner stove (to remain).

The dining room also enjoys front-facing views, while the kitchen/breakfast room is a beautifully extended space with a pitched roof, creating a multifunctional area for modern family living. The kitchen is fitted with an extensive range of units topped with granite work surfaces. Appliances to remain include a range cooker, fully integrated fridge, and dishwasher. The adjacent utility room offers space and plumbing for a washing machine and dryer, along with a back door leading to the driveway.

The kitchen area comfortably accommodates a dining table and further seating, making it a natural hub of the home. A separate study/playroom is situated between the lounge and kitchen and overlooks the rear garden.

Upstairs, the first-floor landing leads to all bedrooms and the family bathroom. The principal bedroom is a generously sized suite with a dressing room featuring a comprehensive range of fitted wardrobes, shelves, and drawers. It also benefits from a private en suite bathroom with both a bath and a separate shower cubicle. The remaining three bedrooms are all double in size and share the use of the well-appointed family bathroom with a fitted shower.



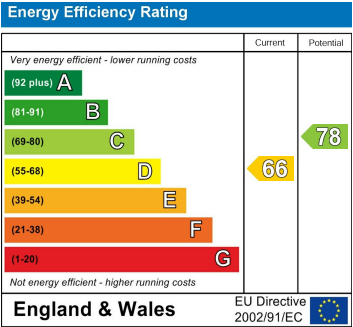
Garden & Grounds

Set in a plot of about 1/4 of an acre, 4 The Paddock is located to one corner of this cul de sac. A tarmac-topped driveway leads onto the plot and runs to the garage; it also continues to one side of the property and finishing outside a back door into the utility room. A integral double garage is accessed from the driveway via a remote-control up and over door. An internal fire door opens into a stairway leading back up to the hallway. The garage opens into a further basement storage area (6.30m x 2.79m) – a significant and very handy additional space.

To the rear of the property is a much larger garden, mainly laid to lawn but including a paved seating area adjoining the property and accessible from both the garden room and the breakfast room. There is a further patio to the south-western side of the property, positioned to catch the best of the sun.

Additional Information

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



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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