



27 Westgate, Cowbridge,
Vale Of Glamorgan, CF71 7AQ

Watts
& Morgan



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Guide Price £550,000 Freehold

2 Bedrooms | 2 Bathrooms | 1 Reception Room

A sizeable two bedroom, traditional property in an exceptionally convenient location to Cowbridge High Street. With gated off-road parking and a detached garage, offering no ongoing chain. Accommodation over 1,000 sq.ft to include; entrance hallway, generous lounge, cloakroom/WC and fitted kitchen/dining room with French doors to garden. First floor with two very generous double bedrooms, each with their own en-suite bathroom and fitted wardrobes. Paved and lawned mature rear garden.

An immaculate end of terrace property which must be viewed to be fully appreciated.

EPC Rating; 'TBC'.

Directions

Cowbridge Town Centre – 0.2 miles

Cardiff City Centre – 16.1 miles

M4 Motorway – 10.0 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

Fronting the main road which leads to Cowbridge High Street, 27 Westgate offers convenience and a flat level walk to all amenities and shops.

The entrance porch has a carpeted staircase leading to the first floor with a door leading to the living accommodation.

The lounge is a generous size reception room with beautiful high ceilings and south-facing windows are offered to the front and side aspect. A central feature to this room is the marble-effect fireplace with marble backplate and hearth with inset gas fire.

Just off from the lounge is a traditional 2-piece cloakroom/WC.

To the rear, and spanning the width of the property lies the kitchen/dining room. The kitchen has been fitted with a range of shaker-style wall and base units with complementary laminate work surfaces and a tiled splash-back. A light filled entertaining room with generous sized windows overlooking the rear garden. Space is provided for a freestanding fridge/freezer and there is, to remain, an integral 4-ring gas hob with oven/grill beneath and integral dishwasher. Plumbing is also provided for a washing machine. The 'Vaillant' gas boiler is located here and there is ample space for dining furniture with French doors providing access to the rear garden.

To the first floor are two extremely generous double bedrooms, both benefitting from their own en-suite bathrooms and a range of fitted wardrobes.



ADDITIONAL INFORMATION

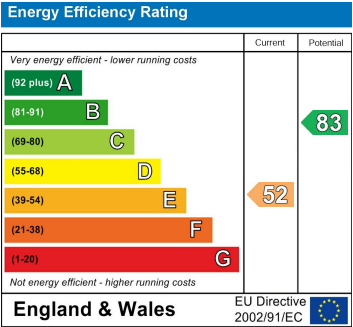
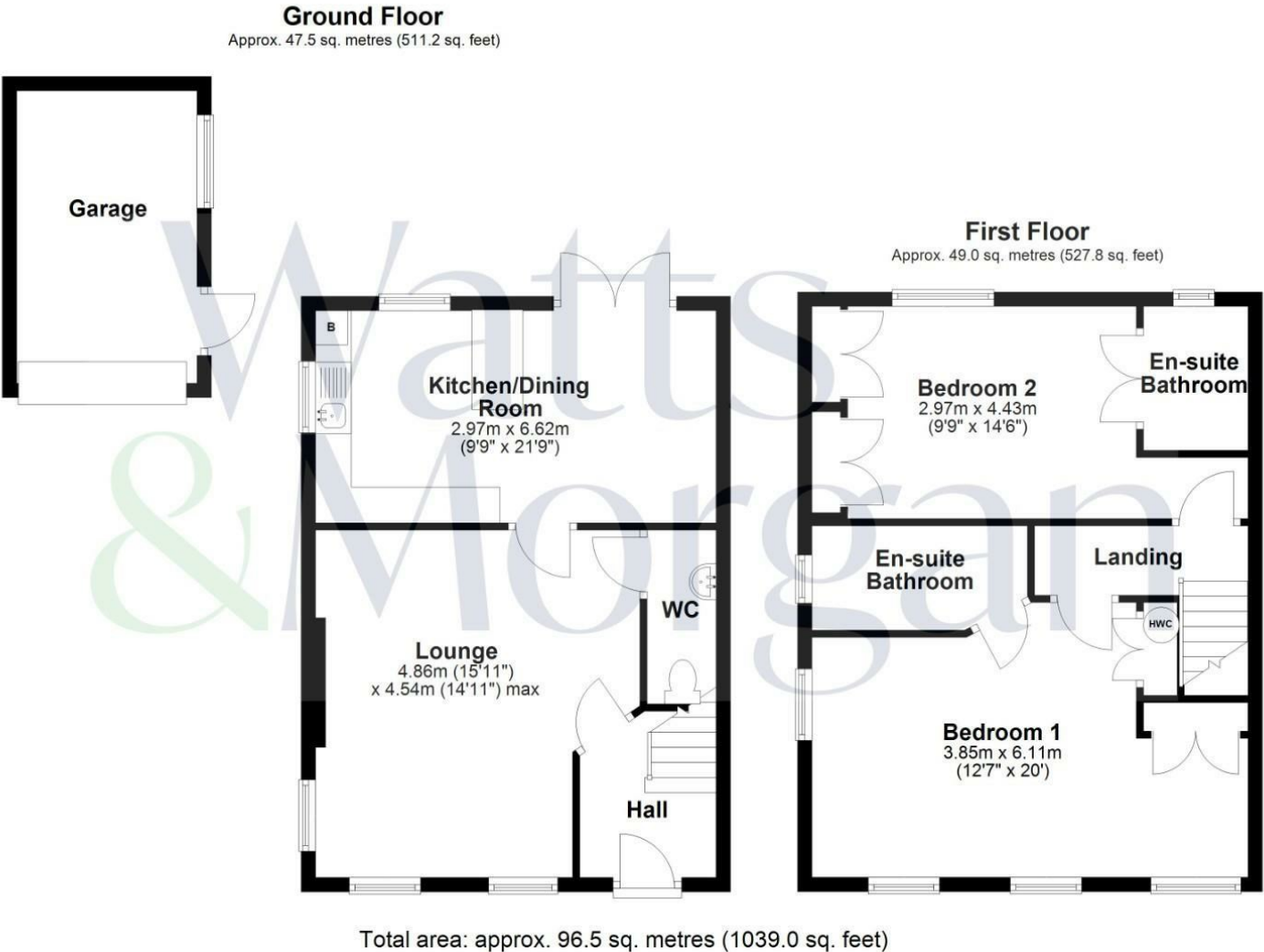
Freehold. All mains services connected. Gas fired central heating. Council Tax Band TBC.

GARDENS AND GROUNDS

Conveniently positioned in Westgate, within just a short stroll to all shops and amenities on Cowbridge High Street.

There is gated driveway parking for several vehicles which leads to a detached larger than average single garage with manual door.

The garden has been landscaped to offer a mixture of paved and lawned areas which benefit from the afternoon through to late evening sun, and enjoy mature borders and foliage.



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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