



3 Limes Court
Cowbridge, Vale Of Glamorgan, CF71 7BL

Watts
& Morgan



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£275,000 Leasehold

2 Bedrooms | 1 Bathrooms | 2 Reception Rooms

An immaculately presented two-bedroom first-floor apartment situated within a short walk of Cowbridge town centre. Offering generous and well-appointed accommodation, the property comprises a secure communal entrance, private entrance hall, impressive open-plan kitchen/dining room with integrated appliances, spacious lounge, two double bedrooms, fitted wardrobes to the principal bedroom and a modern bathroom. Externally, there are attractive communal gardens, an allocated parking space, visitor parking and a garage with power and lighting, together with a useful room above offering potential for a home office or additional storage. Ideally positioned for access to the excellent range of shops, restaurants, schools and amenities Cowbridge has to offer, this is an appealing apartment in a highly convenient location.



Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 14.0 miles

M4 Motorway Pencoed – 3.9 miles

Your local office: Cowbridge

T: 01446 773500

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Summary of Accommodation

About The Property

An immaculately presented two-bedroom first-floor apartment, ideally situated within a short and convenient walk of the highly sought-after market town of Cowbridge. The property offers well-proportioned accommodation throughout, complemented by allocated parking, a garage and attractive communal gardens.

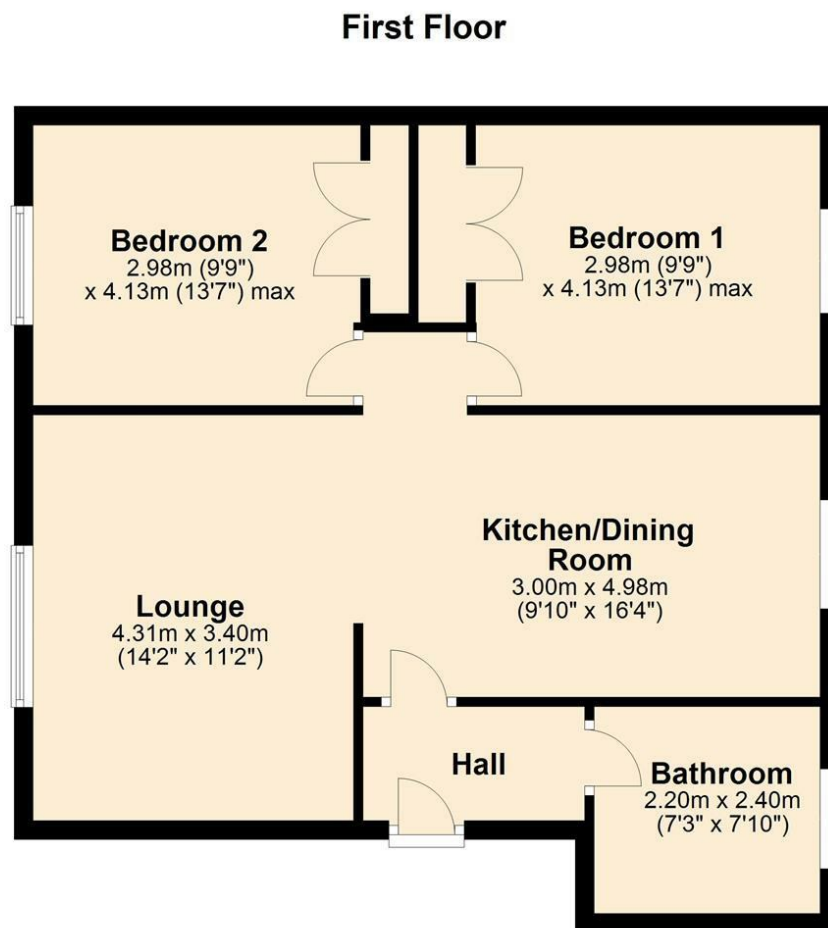
A secure communal entrance leads to the private entrance hall, which provides access to all principal rooms. At the heart of the apartment is a particularly impressive open-plan kitchen/dining room, fitted with a range of contemporary units, laminate work surfaces and a useful breakfast bar. Integrated appliances include a fridge/freezer, oven/grill, microwave and induction hob with extractor above.

The kitchen/dining area flows seamlessly into the spacious lounge, creating an excellent open-plan living and entertaining space. The lounge benefits from a large window, creating a welcoming focal point.

There are two generous double bedrooms. Bedroom One benefits from a range of fitted wardrobes, providing excellent storage, while Bedroom Two offers a further well-proportioned double bedroom.

Completing the accommodation is a modern bathroom fitted with a WC, wash hand basin, spacious shower, fitted bathroom storage and a useful airing cupboard.





Total area: approx. 64.5 sq. metres (693.9 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Garden & Grounds

The property enjoys well-maintained communal gardens to both the front and rear, predominantly laid to lawn with a selection of landscaped areas providing an attractive setting for the apartment.

The property further benefits from an allocated parking space, together with additional visitor parking.

A particular advantage is the single garage, which is fitted with an up-and-over door and benefits from both power and lighting. Steps within the garage lead to a room above, offering excellent additional storage and potential for use as a home office or hobby space, subject to the necessary requirements.

Additional Information

Leasehold. Mains water, electricity and drainage. Share of freehold.



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		



Scan to view property

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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