



Bovian Cottage, Town Mill Road
Cowbridge, Vale of Glamorgan, CF71 7BE

Watts
& Morgan



Bovian Cottage, Town Mill Road,

Cowbridge, Vale of Glamorgan, CF71 7BE

Guide price: £550,000 Freehold

3 Bedrooms | 1 Bathrooms | 3 Reception Rooms

A modern, detached home located within easy walking distance of the town centre offering excellent potential for updating subject to any appropriate consents. Flexible accommodation over two floors includes: a bright, generous lounge with a bay window, a separate dining room with access to the rear garden, a spacious kitchen-breakfast room and a study that could be used as a home office or occasional bedroom. Utility area with access to the integral garage and rear garden. Ground floor WC. To the first floor: principal double bedroom with a large walk-in wardrobe or store room, a second double bedroom, and a family bathroom. Driveway parking for three cars and integral garage. Level front garden and an enclosed, sheltered rear garden designed for low maintenance with paving and established planting.

EPC rating: D

Directions

Cardiff City Centre – 13 miles

M4 J35 Pencoed – 6.4 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

Situated within yards of Cowbridge Town centre, Bovian Cottage is a modern home offering excellent potential for updating and further enhancement, subject to any necessary planning permissions and consents. It provides versatile accommodation arranged over two floors and is ideally suited to purchasers seeking a home with potential in a highly regarded location a level walk from the town. The ground floor accommodation features an entrance hallway with cloakroom and doors leading to a bright lounge with attractive bay window, together with a separate dining room featuring doors opening directly onto the rear garden. The kitchen offers ample space with room remaining for a breakfast table, while an additional ground floor study provides flexibility as a home office or occasional bedroom. A useful utility area includes plumbing and space for a washing machine, with internal access to the integral garage and a further door leading to the rear garden.

To the first floor is the principal double bedroom, benefiting from an exceptionally generous walk-in wardrobe/store room. There is a second double bedroom looking on to Town Mill Road together with a family bathroom including a bath and separate shower cubicle.

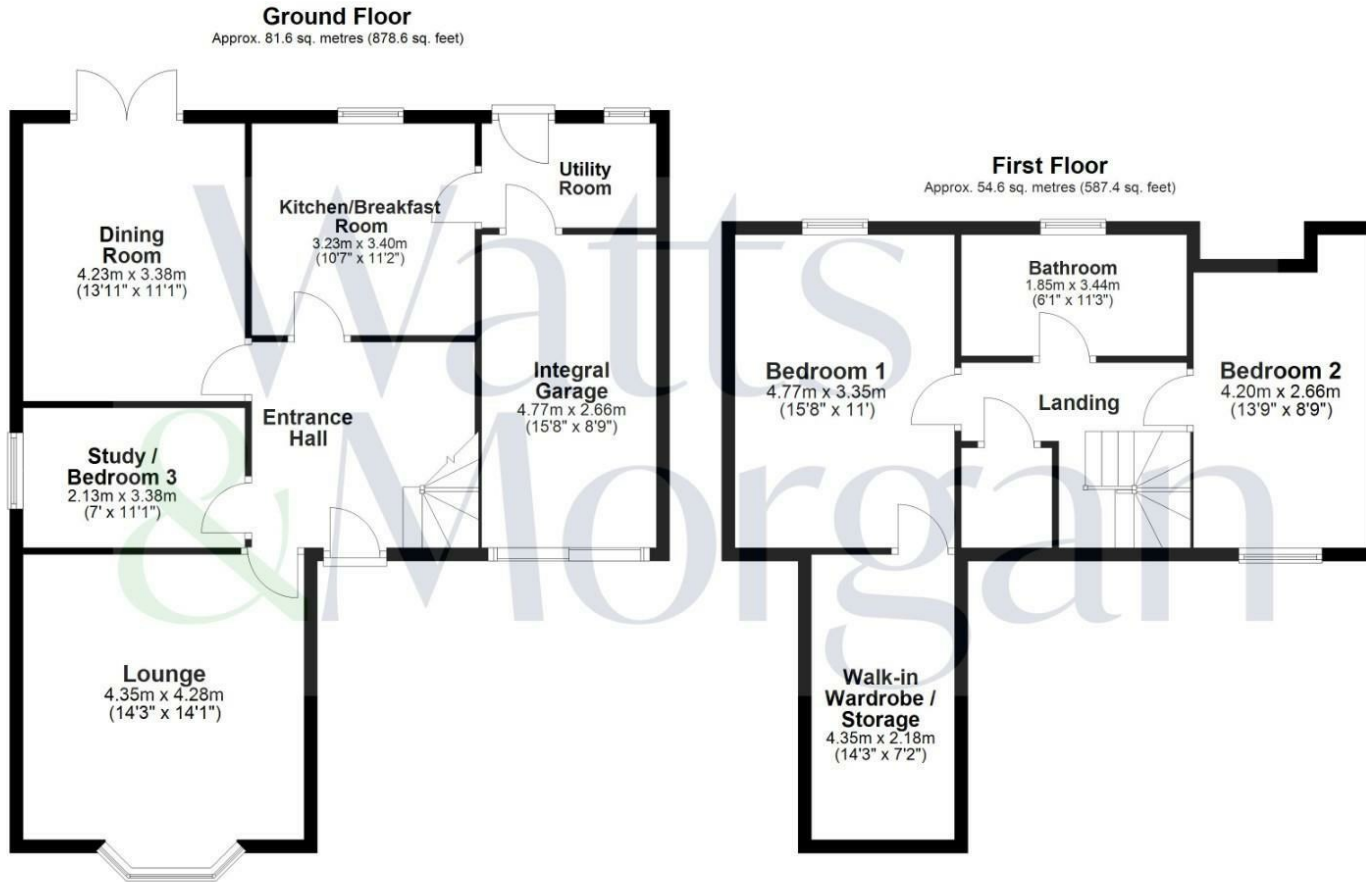


Additional information

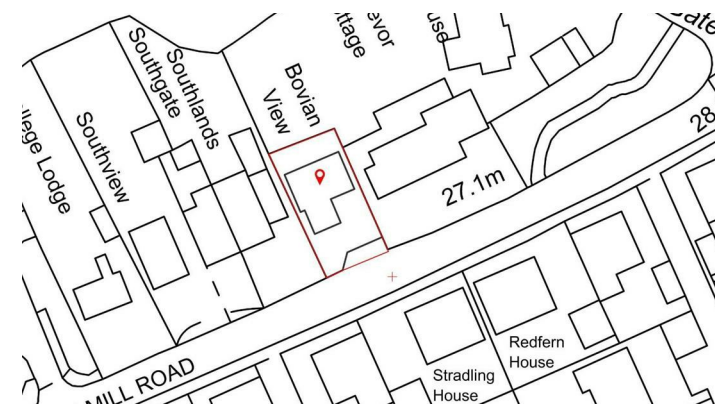
Freehold. All mains services connect to the property. Gas-fired central heating. Council tax: Band F

Garden & Grounds

The property enjoys driveway parking, including a pull-in fronting the road and two end to end spaces. The drive is accessed from Town Mill Road and skirts past a level front garden; it gently slopes up to the integral garage and the principal entrance doorway. Paths, to both sides of Bovian Cottage, run to an enclosed, sheltered rear garden. This low maintenance is mainly paved and is complemented by established flower and shrub beds. To one corner of the garden is a timber Summer House (to remain).



Total area: approx. 136.2 sq. metres (1465.9 sq. feet)



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	60	
(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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