



19 Borough Close  
Cowbridge, Vale of Glamorgan, CF71 7BN

Watts  
& Morgan



# 19 Borough Close

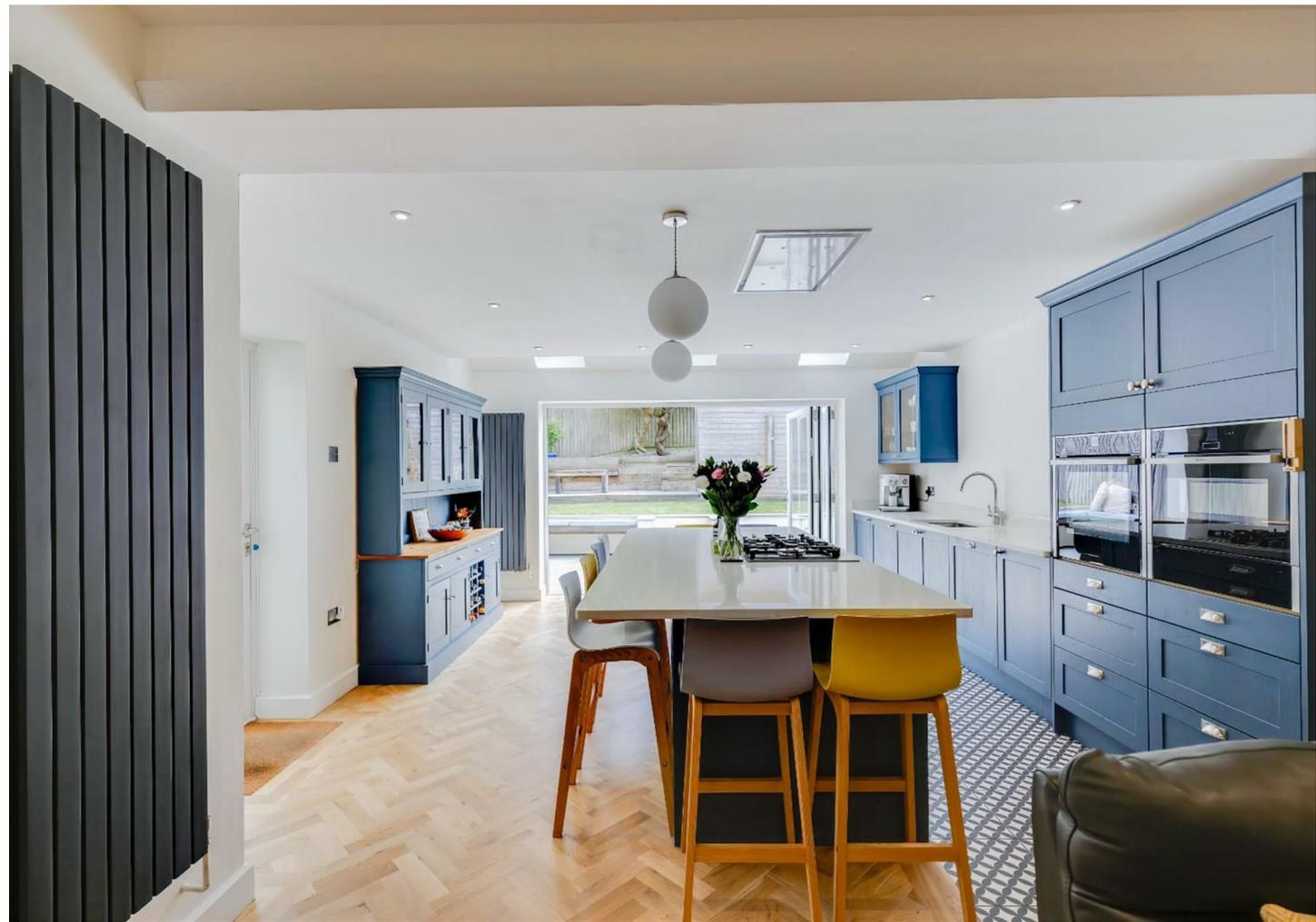
Cowbridge, Vale of Glamorgan, CF71 7BN

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**£575,000 Freehold**

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A beautifully renovated and immaculately presented four-bedroom family home in the very heart of Cowbridge. Boasting a striking open-plan kitchen with luxury fittings, oak herringbone flooring throughout the ground floor, and stylish bathrooms with designer finishes, this impressive home offers versatile living space both inside and out. With a landscaped rear garden, bespoke storage, and off-road parking for two cars, this is a rare opportunity to acquire a high-spec home within walking distance of Cowbridge's shops, schools, and amenities. The property also lies within the highly regarded Cowbridge School catchment area, making it an ideal choice for families.



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## Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 14 miles

M4 Motorway Pencoed – 3.9 miles

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## Summary of Accommodation

### About the Property

Nestled in the heart of the highly sought-after market town of Cowbridge, this exceptional four-bedroom home has been meticulously renovated to an impeccable standard throughout. Behind its charming exterior lies a stylish and spacious interior that blends modern living with timeless design.

Upon entering, you're greeted by a welcoming entrance hall with neatly designed under-stairs storage. To the front of the property, a versatile second reception room offers a range of uses — currently utilised as a home gym, it could equally serve as a home office, playroom, or snug.

At the heart of the home is the stunning open-plan kitchen, dining, and living space — a true showpiece of design and functionality. The kitchen features high-spec cabinetry in solid ash, finished in 'Air Force Blue' Skinny Shaker style, complemented by elegant light quartz worktops. A large central island houses a gas hob and offers a sociable hub for family life or entertaining. Integrated top-of-the-range appliances include Neff ovens, a Bosch dishwasher, a single oven microwave, and a Kettle boiling water tap for convenience. A bespoke Welsh dresser, painted to match the cabinetry, adds a touch of character.

Solid oak herringbone flooring runs throughout the ground floor, enhancing the home's flow and sophistication. A beautifully appointed downstairs WC lies just off the kitchen, along with a separate utility room discreetly tucked away, with space for a washer, dryer, and American-style fridge. Full-width bi-fold doors open from the kitchen to the garden, seamlessly connecting indoor and outdoor spaces.

Upstairs, the property offers three generous double bedrooms and a fourth single bedroom, currently used as a dressing room. The master bedroom benefits from a tastefully designed en suite shower room, while the luxurious family bathroom is finished with Mandarin Stone's Verdigris Metal Effect porcelain tiles, adding texture and depth to the three-piece suite.



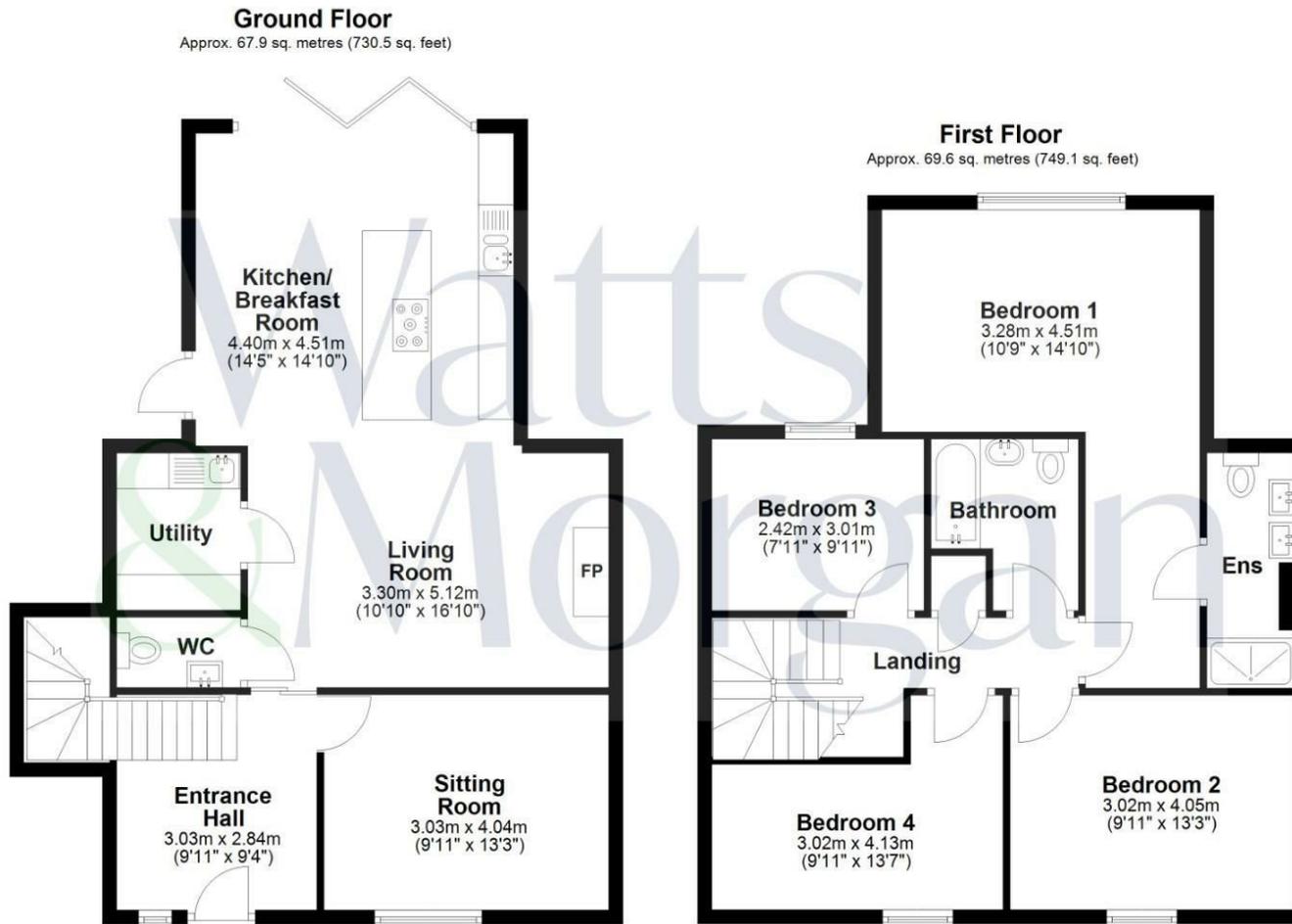
## Garden & Grounds

The rear garden offers a peaceful, private retreat, thoughtfully landscaped with stylish porcelain tiles, bespoke timber seating areas, and a small lawned section. Toward the top of the garden is a fenced-in, secluded area, perfect for relaxing or entertaining. A large timber-framed storage shed provides ample space for tools and equipment.

Practical storage continues with firewood areas on either side of the house, while one side features a bespoke gate giving direct access to the front. The front of the property includes off-road parking for two cars on a gravelled driveway, complemented by attractive flowerbeds for a welcoming approach.

## Additional Information

Freehold. All mains connected. Council Tax Band E . No on going chain.



Total area: approx. 137.5 sq. metres (1479.6 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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	78
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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