



2 Augusta Court, North Road,  
Cowbridge, Vale Of Glamorgan, CF71 7FD

Watts  
& Morgan



## 2 Augusta Court, North Road,

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**Guide price: £899,950 Freehold**

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A deceptively spacious family home to the heart of Cowbridge Town and within easy reach of all its shops and services. A modern, 4 bedroom property with character, the accommodation includes: hallway, lounge with wood burner, study / playroom. Kitchen-living-dining space running the width of the rear of the property, opening on to the rear garden. Also cloakroom and utility room. Largest bedroom with en suite shower room, two further double bedrooms, a fourth good sized single room and family bathroom. Forecourt garden, much larger enclosed and private garden to the rear. Garage and off road parking.

EPC rating: B

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### Directions

Cardiff City Centre – 12.9 miles

M4 J35, Pencoed – 6.5 miles

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## Summary of Accommodation

### About the property

This modern detached home enjoys a wonderful position, located most conveniently for Cowbridge Town Centre, a short distance from all shops and its broad range of services. From the forecourt garden fronting the property, a central entrance hallway has doors leading to the family lounge, to the study and to a kitchen/living/dining space running the width of the rear of the property. One additional door opens into a ground floor WC while a staircase leads to the first floor. The family lounge looks over the forecourt garden onto North Road and has, as a focal feature, a simply carved stone mantelpiece and fire surround with wood burning stove within resting on a slate hearth. A second reception room – a multi-use study/playroom – also looks to the same. Running the width of the rear of the property is a lovely, light kitchen/living/dining space with distinct kitchen and living areas. The kitchen itself includes a comprehensive range of units and matching central island/breakfast bar with polished quartz worktops. Appliances, where fitted, are to remain and include: twin 'Smeg' ovens, electric hob, fully integrated dishwasher ; space remains for a tall fridge/freezer. The adjacent utility room has plumbing and space for a washer and for additional storage. The distinctive dining area, like the kitchen, has bi-fold doors looking out over and opening on to the rear garden with the living/dining area leading to a flagstone paved alfresco dining area.

To the first floor, a central landing area has doors leading to all four bedrooms and to the family bathroom. One additional door opens to a deep airing cupboard / store. The largest bedroom looks onto North Road and is especially generous; it includes its own sizeable en suite shower room. Bedroom two is to the rear of the property with a Juliette balcony from which to look out over the rear garden. The third double bedroom looks onto North Road while a fourth good sized single overlooks the rear garden. Family bathroom includes shower over bath.

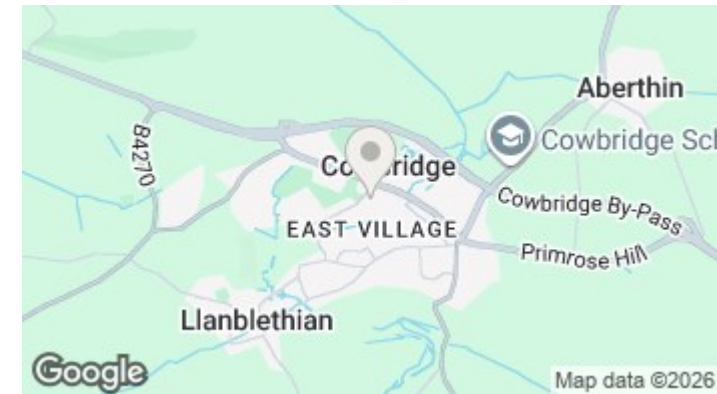


## Garden & Grounds

No. 2 Augusta Court fronts onto North Road yet is set back from the same via a pavement frontage and a gated entrance leading through a low stone wall and forecourt garden to the principal entrance doorway. The rear garden is a wonderfully sheltered, private space, screened by contemporary timber fencing and stone walling. A pedestrian, gated entrance leads from the communal Augusta Court driveway into the garden itself. Flagstone paved patio sweeps around the garden and leads to a pedestrian entrance into the garage (approx. max. 5.9m x 3m). Garage is accessed via an electric up and over door, has eaves storage and has power and water connected. A parking space fronting the garage provides for further parking.

## Additional Information

Freehold. All mains services connect to the property. Gas fired central heating. Council tax: Band G EPC Rating: B



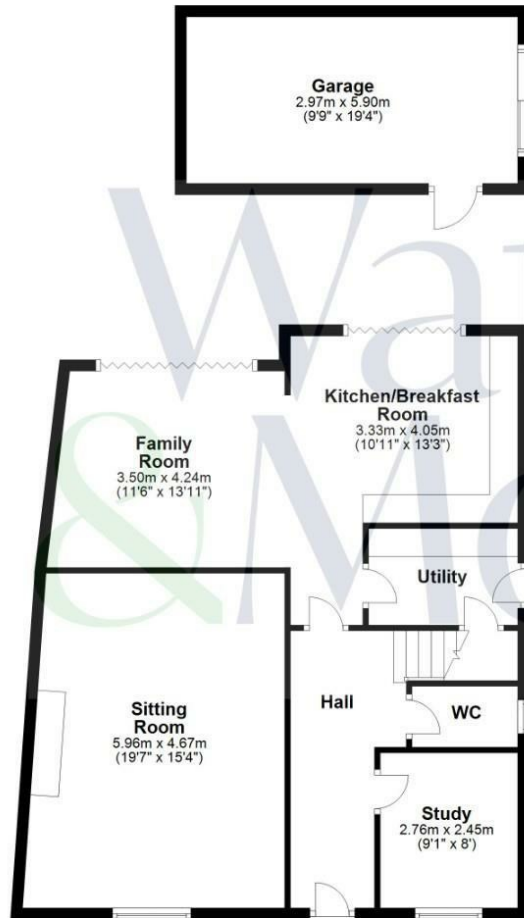
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			92
(81-91) <b>B</b>		85	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Scan to view property

### Ground Floor

Approx. 100.8 sq. metres (1084.5 sq. feet)



### First Floor

Approx. 76.6 sq. metres (824.0 sq. feet)



Total area: approx. 177.3 sq. metres (1908.5 sq. feet)

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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