



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

Watts
& Morgan



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Guide Price £875,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

An exemplary, modern four bedroom detached family home in the heart of Cowbridge town within yards of its highly regarded shops, schools and services.

Immaculate accommodation over 1,700 sq ft to include; entrance hallway, sizeable lounge, study, open-plan kitchen-living-dining room with bi-fold doors to the rear garden. Also cloakroom and utility room.

Bedroom one with en suite shower room, three further double bedrooms and a 4-piece luxurious family bathroom.

Pretty, easy to maintain enclosed garden to rear; single garage and driveway parking.

No ongoing chain. EPC Rating; B.



Directions

Cowbridge Town Centre – 0.1 miles

Cardiff City Centre – 16.8 miles

M4 Motorway – 9.1 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

Augusta Court is an exclusive development of five executive homes located in the heart of the historic market town of Cowbridge, just a short stroll to the high street, restaurants/cafes and schools.

This exemplary, immaculate modern family home has a broad entrance hallway with quality oak flooring, a modern 2-piece cloakroom and a carpeted staircase leads to the first floor.

The sizeable lounge offers space for a freestanding fire and a large bay window looks out to the front elevation. The oak flooring continues through into here, and also into the adjacent study.

The study is currently utilised as a snug, with an outlook to the front,

Spanning the rear of the property is the superb kitchen-living-dining room creating a wonderful open-plan living space, to the heart of this family home. One set of bi-fold doors lead to the rear courtyard garden - ideal for combining indoor-outdoor living. Offering a range of contemporary wall and base units with stunning quartz tops, with matching central island and breakfast bar; appliances, where fitted, are to remain and include: Smeg induction hob, double oven, grill, fridge/freezer and dishwasher. There remains ample room for a dining table and seating to the adjacent living area - a generous sociable space.

A separate utility room has space / plumbing for a washing machine and for additional storage. The gas central heating boiler is located here and access is provided to the garden.

To the first floor, the generous landing area has doors to all four bedrooms and to the family bathroom.

The largest bedroom enjoys an outlook over the rear garden and has the benefit of a large closet, Juliet balcony and a sleek en suite shower room. The other bedrooms have shared use of the large 4-piece modern family bathroom with dual-ended bath and separate walk-in shower cubicle.



GARDENS AND GROUNDS

3 Augusta Court is approached off North Road onto a block paved road, with direct parking for approx two/three vehicles fronting the garage. The garage is accessed via an electric remote-controlled 'up and over' door, with access also from here into the rear garden. A timber gate leads around from the driveway into the rear garden.

To the rear of the property is a fully enclosed garden which includes a sheltered, paved patio seating area, raised planted borders and raised bed with shingle to one corner, positioned to catch the afternoon and evening sun

A waist high stone wall with gated entrance opening to a forecourt garden immediately fronts the property.

ADDITIONAL INFORMATION

Freehold. All mains services connect to the properties. Metered water supply. Gas-fired central heating. House alarm.

All Owners of Augusta Court contribute to a fund to maintain the shared areas £TBC.

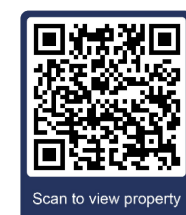


Total area: approx. 160.8 sq. metres (1730.7 sq. feet)

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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	





Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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