



36 Druids Green
Cowbridge, Vale Of Glamorgan, CF71 7BP

Watts
& Morgan



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£299,950 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

This well-presented three-bedroom property offers convenient access to Cowbridge town centre, making it ideal for families and professionals alike.

The accommodation comprises a welcoming porch, a spacious lounge, and an open-plan kitchen/diner that spans the width of the property and opens directly onto the enclosed rear garden —perfect for entertaining or enjoying quiet outdoor time.

Additional features include a practical utility room, a ground-floor WC, and a garage providing secure parking or extra storage. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom.

Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 12.0 miles

M4 Motorway – 5.0 miles

Your local office: Cowbridge

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Summary of Accommodation

About The Property

36 Druids Green is a well-positioned three-bedroom home located at the head of a quiet cul-de-sac, just a short walk from Cowbridge town centre. Footpaths from Druids Green offer convenient access to Eastgate and the wide range of shops, schools, and services available in the town.

The property is approached via a front path leading to a welcoming entrance porch, which opens into the main family living room. This light-filled space benefits from a front-facing window overlooking the cul-de-sac, with a staircase rising to the first floor. Glazed double doors connect the lounge to the spacious kitchen/diner at the rear of the property, which features a range of modern base units and matching wall cupboards. French doors open directly from the dining area to the enclosed rear garden, making it an ideal space for both everyday family living and entertaining. The ground floor accommodation is complimented by a utility room and WC.

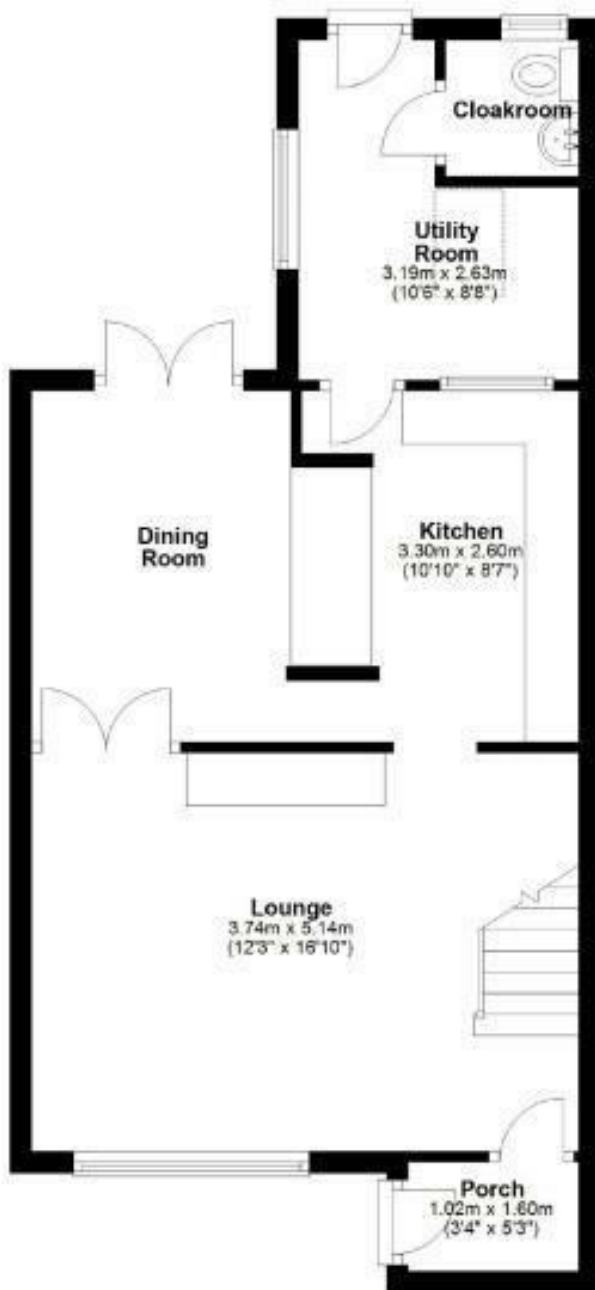
To the first floor are two double bedrooms—one to the front of the property and one overlooking the rear garden—alongside a third single bedroom at the front. A family bathroom completes the upstairs accommodation. Additional benefits include a ground floor WC, a utility room, a garage, and an enclosed garden to the rear. The property has an EPC Rating of D.

This is a fantastic opportunity to acquire a well-located home in a peaceful residential setting, within easy reach of everything Cowbridge has to offer.



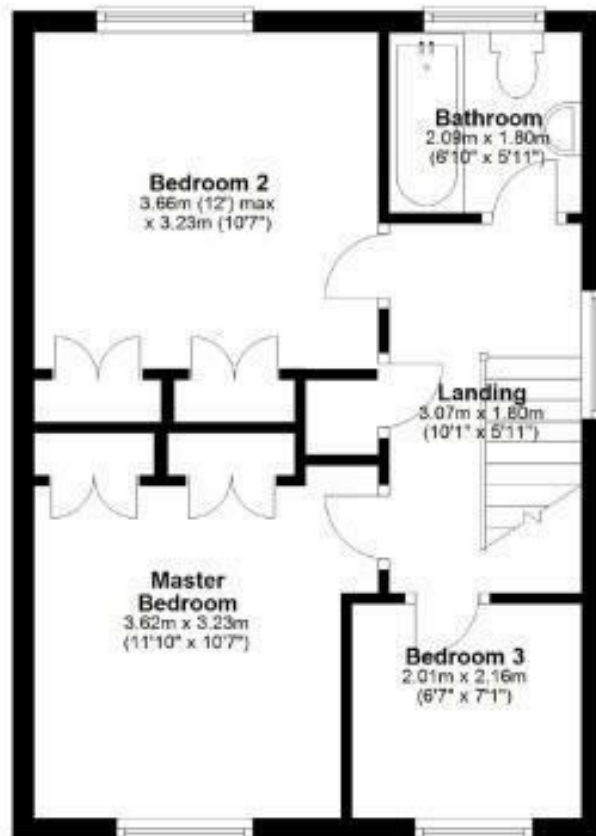
Ground Floor

Approx. 38.5 sq. metres (414.2 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.5 sq. feet)



Total area: approx. 76.3 sq. metres (821.7 sq. feet)

Garden & Grounds

The property is accessed from the cul-de-sac via a paved path that leads through a lawned front garden to the principal entrance porch.

To the rear is an enclosed garden with a patio area and useful storage, ideal for outdoor entertaining or family use. The ground floor also includes a utility room and a WC. On the first floor are two double bedrooms—one overlooking the front and one to the rear—along with a third single bedroom and a family bathroom.

A single garage is located just yards from the property, providing additional parking or storage. The home has an EPC Rating of D and offers an excellent opportunity for buyers seeking a comfortable, well-positioned property in a popular residential area of Cowbridge.

Additional Information

Freehold. All mains services connect to the property. Gas central heating boiler.



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	



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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