



11 Town Mill Road, Cowbridge,
Vale Of Glamorgan, CF71 7BE

Watts
& Morgan



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Offers In Excess Of £450,000 Freehold

3 Bedrooms | 1 Bathroom | 1 Reception Room

A semi-detached family home located within easy walking distance of the town centre, offering excellent potential for updating.

Flexible accommodation over two floors includes: a bright, generous lounge, an open-plan kitchen-dining room with access to the rear garden, and a ground floor bedroom, that could be used as a home office or playroom. Also, welcoming hallway and ground floor WC. To the first floor: principal double bedroom with large fitted wardrobe, a second double bedroom, and a family shower room.

Driveway parking for two cars and garage. Level mature, long front garden and an enclosed rear garden with paving and established planting.

No ongoing-chain.

EPC rating: tbc.

Directions

Cowbridge Town Centre – 0.2 miles

Cardiff City Centre – 16.1 miles

M4 Motorway – 9.3 miles

Your local office: Cowbridge

T: 01446 773500

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Summary of Accommodation

SITUATION

The Historic Market Town of Cowbridge is at the heart of the rural vale and is famous for its quality, individual shops, boutiques; restaurants, pubs and cafes; and is home to a centrally positioned Waitrose store. Further services include a health centre, leisure centre, various sporting clubs, public library and Old Hall Community Centre. There are also local primary and secondary schools within the town itself. Access both east and west is via the A48, which by-passes the Town. The City of Cardiff which has the usual amenities of a Capital City lies some 13 miles to the east with a main line rail connection to London in around two hours. The M4 motorway lies to the north of Cowbridge and junctions 33, 34 and 35 service "The Vale". There are several golf courses within the area and the heritage coast with its cliff-top walks and mixture of sandy and stony beaches lies to the south and west.

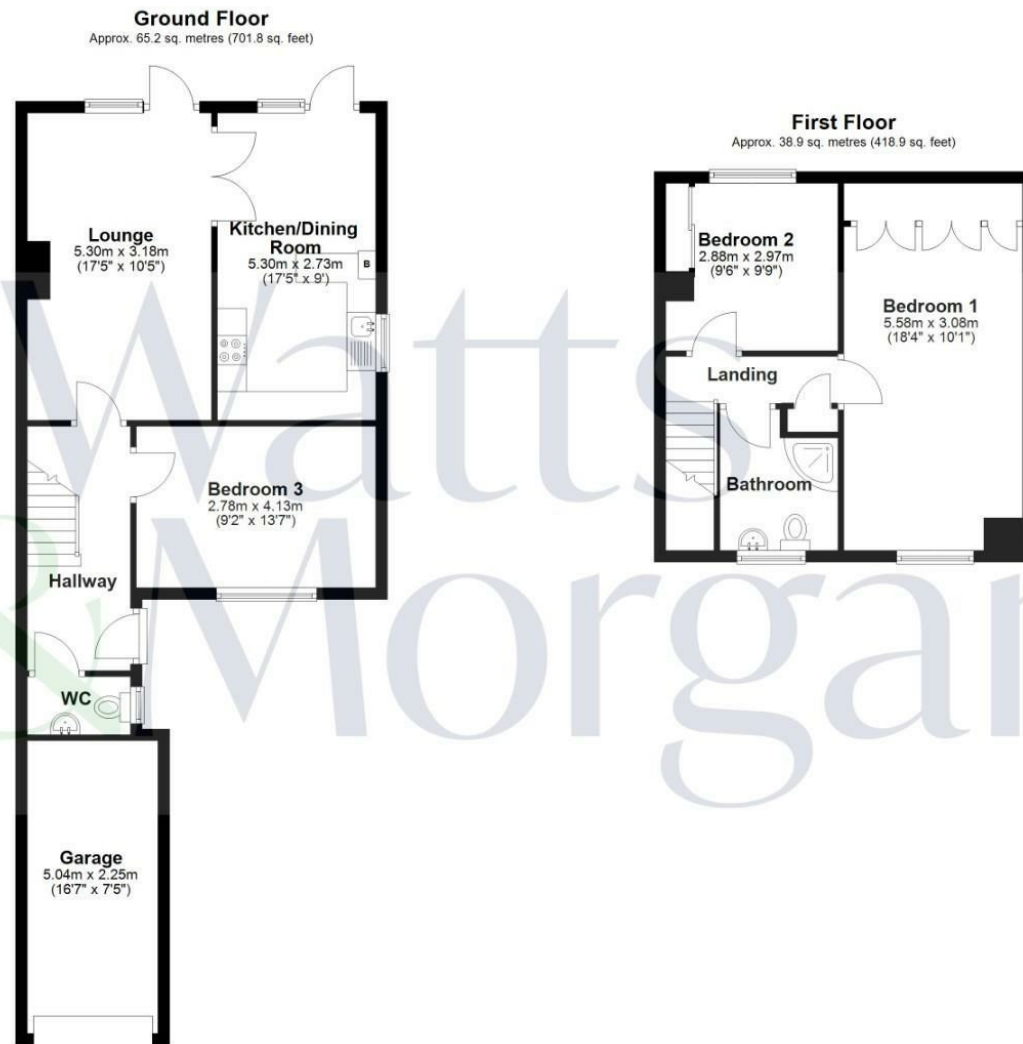
ABOUT THE PROPERTY

Situated within yards of Cowbridge Town centre, 11 Town Mill Road is a spacious home offering excellent potential for updating in the most convenient location for schools, shops and amenities. Offering a generous plot, it provides versatile accommodation arranged over two floors, with the third bedroom being on the ground floor.

The ground floor accommodation features an entrance hallway with cloakroom/WC and doors leading to the ground floor bedroom and living accommodation. The bright lounge offers a uPVC door looking out over, and opening to the rear garden, with central feature gas fire. Adjacent to here is the open-plan kitchen-dining room featuring doors opening directly onto the rear garden. The kitchen has been fitted with a range of handle-less wall and base units, with complementary work surfaces and has a wall-mounted gas-combi boiler. Appliances where fitted to remain to include; electric 4-ring hob, double oven and separate grill, with space for freestanding fridge/freezer and washing machine. Ample space is available for a dining table, while an additional ground floor bedroom provides flexibility as a home office or playroom, to suit.

To the first floor is the principal double bedroom, benefiting from an exceptionally deep wardrobe/storage and looks onto Town Mill Road. There is a second double bedroom which overlooks the rear garden, together with a family shower room.





Total area: approx. 104.1 sq. metres (1120.7 sq. feet)

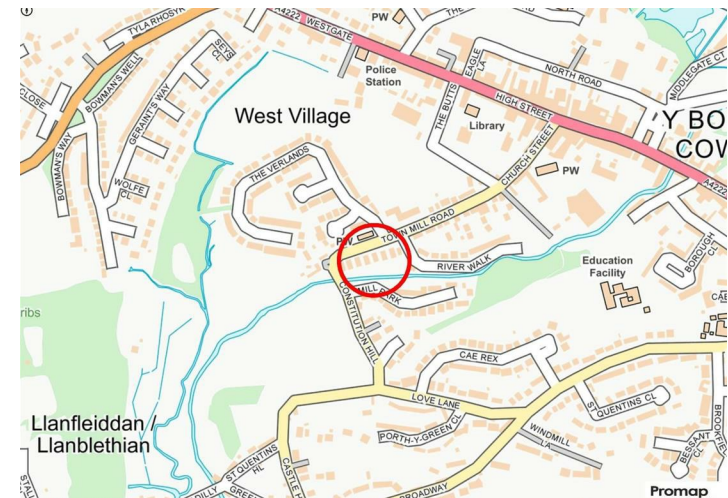
Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.

GARDENS AND GROUNDS

The property benefits from front driveway parking, accessed from Town Mill Road and skirts past a level front long garden with several colourful plants, shrubs and trees; the driveway leads to an integral garage and a footpath leads around to the sheltered principal entrance doorway. This pathway runs to an enclosed, mature rear garden with paved area and large lawn. This sunny garden is complemented by established shrub, evergreen borders.

ADDITIONAL INFORMATION

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



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





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