



16 Wolfe Close, Cowbridge,
Vale Of Glamorgan, CF71 7AZ

Watts
& Morgan



16 Wolfe Close

Cowbridge CF71 7AZ

Guide Price £275,000 Freehold

3 Bedrooms | 1 Bathroom | 1 Reception Room

An exciting investment project within easy reach of Cowbridge Town Centre with its schools, shops and services.

Great size detached accommodation offering considerable scope to further extend / add a dormer (subject to any appropriate consents) as many others have done.

Large lounge/dining room overlooking the rear garden, kitchen/breakfast room and adjacent ground floor bedroom three. First floor bathroom and two double bedrooms.

Garage and lawned, enclosed front garden; deep side garden leads around to a mature, lawned garden to the rear.

No onward chain. EPC Rating tbc.



Directions

Cowbridge Town Centre – 0.5 miles

Cardiff City Centre – 23.5 miles

M4 Motorway – 8.9 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

16 Wolfe Close is located in this small cul-de-sac off Geraints Way, in a great, popular spot conveniently close to Cowbridge town, its shops, schools and services. Playing fields are a short walk away, accessed via a footpath.

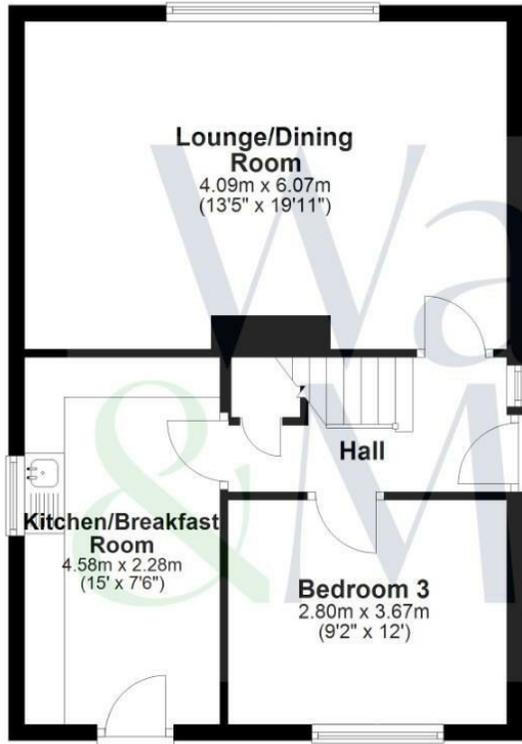
The property itself is in need of full renovation and offers an exciting opportunity offering considerable scope to extend/develop as many others close by have done.

Principal entrance is to the side of the property into a ground floor hallway from which doors lead to all rooms; a staircase lead to the first floor. The family lounge/dining room is to the rear of the property and has, as a focal feature, a traditional gas fire (needs attention). It has a broad picture window overlooking the rear garden. The kitchen opens from the frontage with a traditional range of wall and base units. Overlooking the front of the property is a sizeable third bedroom.

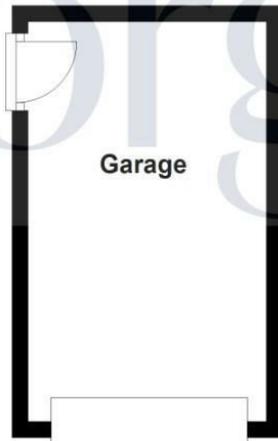
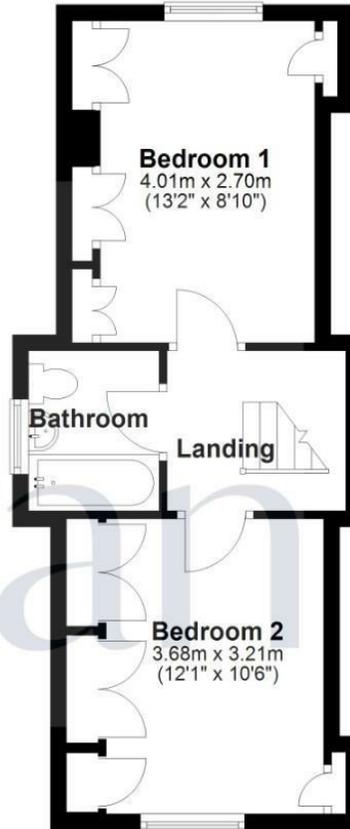
A straight run staircase leads to the first floor to the two bedrooms, both positioned to overlook the gardens. Bedroom one has a deep attic storage space running the width of the property and providing exceptional potential for a dormer to be added (subject to any appropriate consents) as many others in the neighbourhood have done. Second bedroom is another double room with fitted wardrobes. These bedrooms share use of the 3-piece bathroom.



Ground Floor
Approx. 67.8 sq. metres (730.0 sq. feet)



First Floor
Approx. 33.9 sq. metres (364.6 sq. feet)



Total area: approx. 101.7 sq. metres (1094.6 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.

Garden & Grounds

Located to the beginning of this cul-de-sac, a shared section of driveway leads to the garage for the property. The garage is entered via an up and over door offering great storage. Gated entrance, to the front, leads to a path skirting past a lawned garden and running to the kitchen door. Said path continues to the southern side of the property to the original entrance doorway. There is considerable potential for parking to be created to this front garden by altering the garage/garden configuration. The deep side garden and the rear garden is laid to lawn with numerous colourful shrubs and evergreens.

Additional Information

Freehold. All mains services connected (needs attention). Council tax band TBC.



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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