

September Cottage, 3 Croft Street,
Cowbridge, Vale Of Glamorgan, CF71 7DH

Watts & Morgan


welcome

September Cottage, 3 Croft Street,

Cowbridge, Vale Of Glamorgan, CF71 7DH

Asking Price £399,950 Freehold

3 Bedrooms | 1 Bathroom | 1 Reception Room
Garden Room

Located just a short stroll from Cowbridge High Street, this delightful stone cottage dates back to the late 1800s.

Offering a unique blend of historical character and modern living.

Spanning over 1,000 sq ft, this extended, terraced Cottage includes; porch, open-plan lounge/dining room with gas fire and quality fitted kitchen with Miele appliances and underfloor heating. First floor with three double bedrooms and a contemporary bathroom.

Courtyard frontage, and low maintenance rear garden with superb garden room/office and pergola.

No ongoing chain. EPC Rating; D.







Directions

Cowbridge Town Centre – 0.3 miles

Cardiff City Centre – 16.0 miles

M4 Motorway – 10.3 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk







Summary of Accommodation

SITUATION

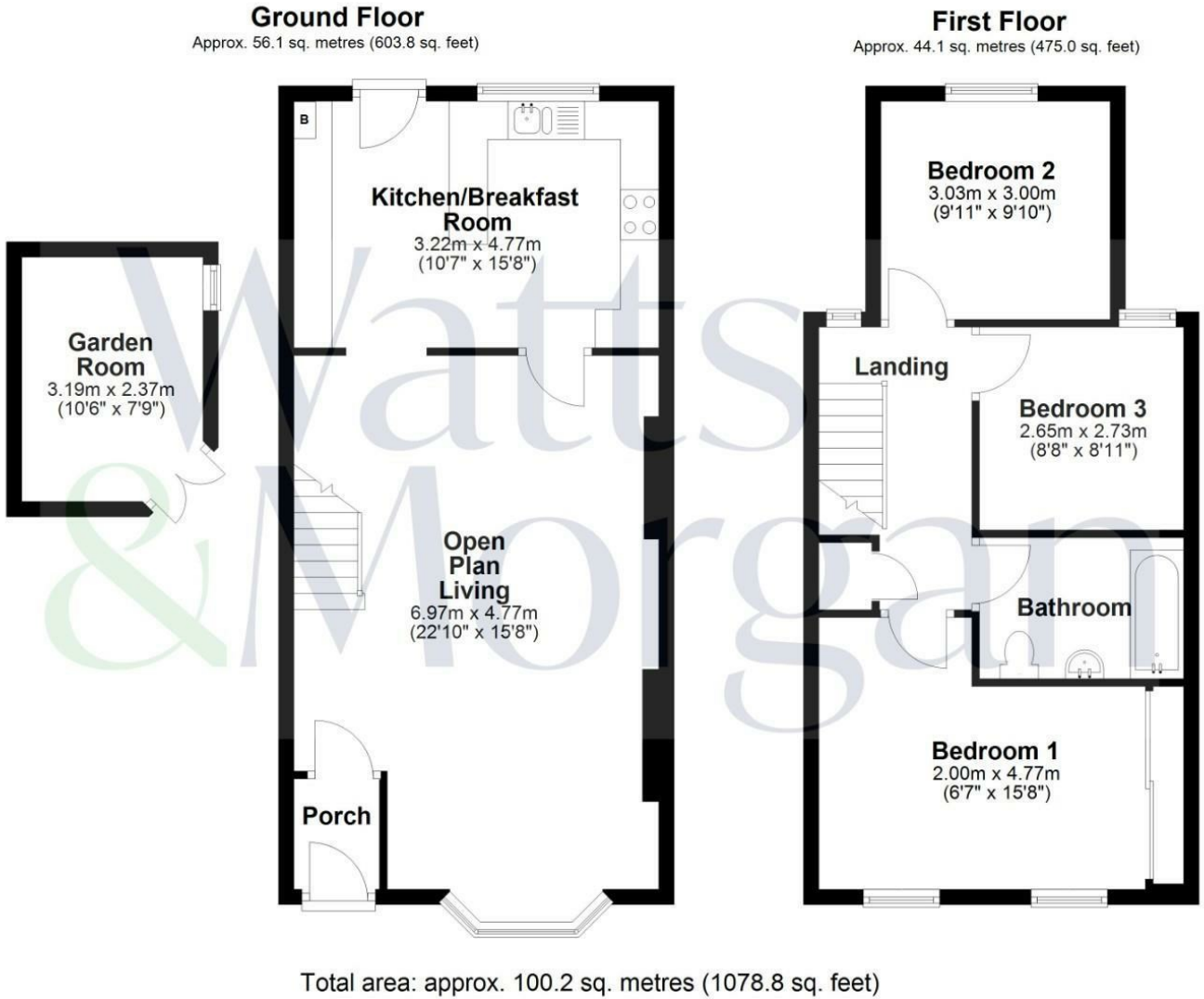
The property is situated in the Historic Market Town of Cowbridge, which has a range of quality individual shops and services including health centre, leisure centre, various sporting clubs, public library and Old Hall Community Centre. There are also local primary and secondary schools within Cowbridge. 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

September Cottage is a pretty, charming cottage dating back to the late 1800s and enjoys a wealth of original features to include exposed ceiling beams and stone walls. From its convenient location within Cowbridge, a solid contemporary door opens into the porch with space for cloaks and shoes. An internal door leads directly into the open plan lounge/dining room which is an impressive reception space with exposed ceiling beam and front bay window with solid oak sill and shuttered bay window overlooking the street. There is an exposed oak staircase leading to the first floor with original stone wall. A central feature to the lounge area is the stone fireplace with wooden mantle and flagstone hearth, with a freestanding gas fire.. Fitted with quality wooden flooring, there is ample space for dining furniture.

Spanning the rear of the property sits the kitchen/breakfast room with underfloor heating, fitted with a range of solid shaker-style oak wall and base units with complementary textured stone worktops. There is a range of integral ‘Miele’ appliances to remain to include; oven with grill, micro/oven plus warming drawer, dishwasher, 4-ring induction hob with contemporary glass extractor hood above and fridge/freezer. A double-opening pantry cupboard houses the gas ‘Glow Worm’ boiler and adjacent is space and plumbing for a washing machine. Access is provided out to the rear garden and a large window overlooks the rear courtyard with oak sill.

To the first floor are three double bedrooms. The largest bedroom has a range of built-in wardrobes, and all rooms share use of the contemporary, tiled 3-piece bathroom with rainfall and handheld shower over.



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

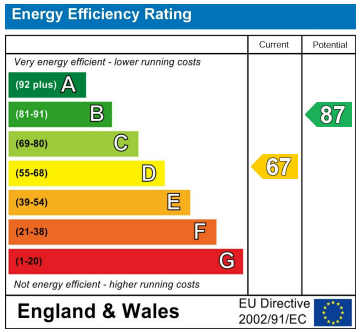
September Cottage is conveniently located within walking distance of Cowbridge High Street. With on-road parking, and a front courtyard with Welsh Slate paving.

To the rear of the property is a delightful, easy to maintain and landscaped rear garden with paved central footpath, with astro-turf to either side. To the bottom of the courtyard is a bespoke-built cladded garden room which provides an additional hobby/study space with attached pergola area - ideal for al-fresco dining. There are external power sockets to both ends of the garden.

ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired central heating. Underfloor heating to kitchen. Council tax band tbc.





Scan to view property



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

Follow us on

Watts &Morgan