



Casa Mia, 15 Crescent Close
Cowbridge, Vale of Glamorgan, CF71 7EB

Watts
& Morgan



Casa Mia, 15 Crescent Close

Cowbridge, Vale of Glamorgan, CF71 7EB

Guide Price £260,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

Located to the head of this cul de sac, a semi detached, two bedroom home with south and west facing gardens and considerable scope to modernise and extend (subject to appropriate permission). Living room, kitchen-dining room. Two bedrooms and bathroom. Driveway parking and gardens.



Directions

Cardiff City Centre – 13.0 miles

M4 Motorway Pencoed – 12.0 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

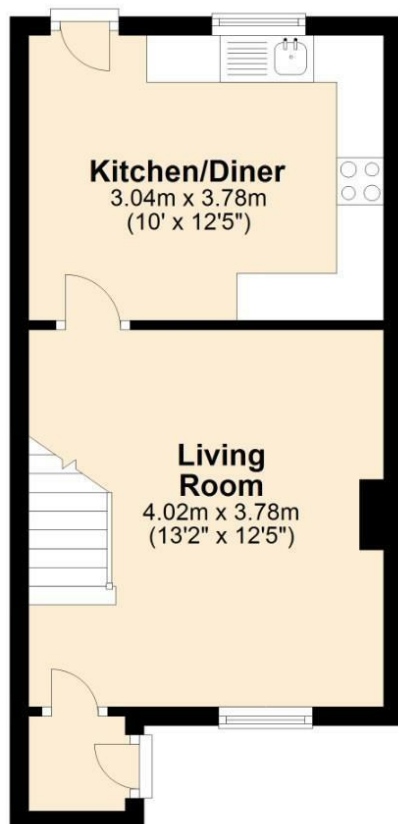
Crescent Close is a small cul de sac of semi detached homes close to Cowbridge Town and all its amenities. Understood to have been built in the late 1990's, many of these properties have been extended in more recent years. 15 Crescent Close offers purchasers considerable scope to modernise and improve and, subject to any appropriate permissions, to extend as many in the vicinity have already done. At present the accommodation includes an entrance porch leading in to a living room to the very heart of the house. From here, a staircase leads to the first floor bedrooms while a door opens into the kitchen-diner. A window from the living room looks over the front garden and onto the cul de sac. Running the width of the rear of the property, the kitchen-diner has a distinct kitchen area with some fitted units and an adjacent dining space; a window from the kitchen area looks over the rear garden while a door from the dining area opens to the same.

To the first floor, a landing area features an airing cupboard and doors to the two bedrooms and bathroom. The largest of the bedrooms has its own storage cupboard and looks to the front elevation; the second bedroom is to the rear and enjoys a southerly aspect. Both share use of the bathroom with its three-piece suite.



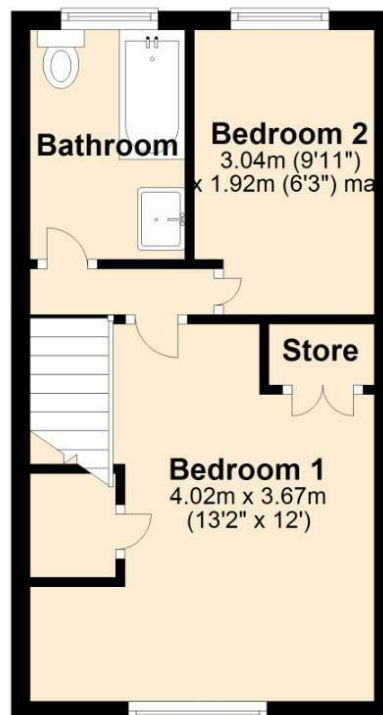
Ground Floor

Approx. 28.2 sq. metres (303.6 sq. feet)



First Floor

Approx. 26.2 sq. metres (282.4 sq. feet)



Total area: approx. 54.4 sq. metres (586.0 sq. feet)

15 Cresnet Close, Cowbridge

Garden & Grounds

'Casa Mia' is set to the head of this cul de sac and occupies a larger-than-expected plot. A drop down-kerb runs through to a gated entrance and off-road parking area from which a path leads to the principal entrance doorway. This continues to the rear garden and the back door in to the kitchen-diner. The rear of the property enjoys a southerly aspect, catching the sun for most of the day.

Additional Information

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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.



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
[f](#) [@](#) [t](#)

**Watts
& Morgan**