



37 Millfield Drive, Cowbridge,  
Vale Of Glamorgan, CF71 7BR

Watts  
& Morgan



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Vale Of Glamorgan, CF71 7BR

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## Guide Price £475,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A fully modernised, extended semi-detached family home within walking distance to Cowbridge high street and schools.

Immaculate accommodation over 1,300 sq ft to include; lounge with feature log burner opening into quality fitted kitchen/dining room with bi-folds onto slate patio.

Utility room and ground floor WC. Also, separate family/sitting room.

To the first floor: four bedrooms, the largest with its own ensuite and sleek family bathroom.

Private driveway parking for three cars. Externally enjoying a low maintenance rear garden with large patio area, and south-facing sheltered side garden - ideal for entertaining.

No ongoing chain. EPC rating; C.

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### Directions

Cowbridge Town Centre – 0.4 miles

Cardiff City Centre – 16.7 miles

M4 Motorway – 9.0 miles

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Your local office: Cowbridge

T: 01446 773500

E: [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)





## Summary of Accommodation

### ABOUT THE PROPERTY

Located to the far corner of this popular cul de sac yet within easy reach of Cowbridge Town, its shops, schools and services.

With a significant extension, it offers sizeable, immaculately presented family accommodation which has been recently remodelled to include open-plan living, new gas-fired central heating boiler, electrics and quality fitted kitchen with appliances.

The entrance hall with staircase to the first floor, opens seamlessly into the open-plan living which enjoys a dual aspect, and seamlessly connects to the garden through bi-folding doors. A central feature to this generous lounge is the contemporary log burner. The quality fitted kitchen includes a central island with breakfast bar area and induction hob with extractor hood above, with integral under-counter fridge, freezer, dishwasher and touch-screen eye-level oven - all to remain. Additionally, there is a superb corner pantry cupboard with shelving.

The kitchen opens into a utility room with additional work surface, space for two under-counter appliances, and a large cupboard houses the gas-fired Baxi boiler. Further on, there is a modern 2-piece WC.

A second large reception room to the ground floor can be used as play room/sitting room or as a bedroom - if required.

To the first floor, a central landing area presents doors to all four bedrooms and to the family bathroom. Three bedrooms are good double rooms, with the largest having the benefit of its own en-suite shower room, the other bedrooms share use of the sleek 3-piece family bathroom with shower over bath.



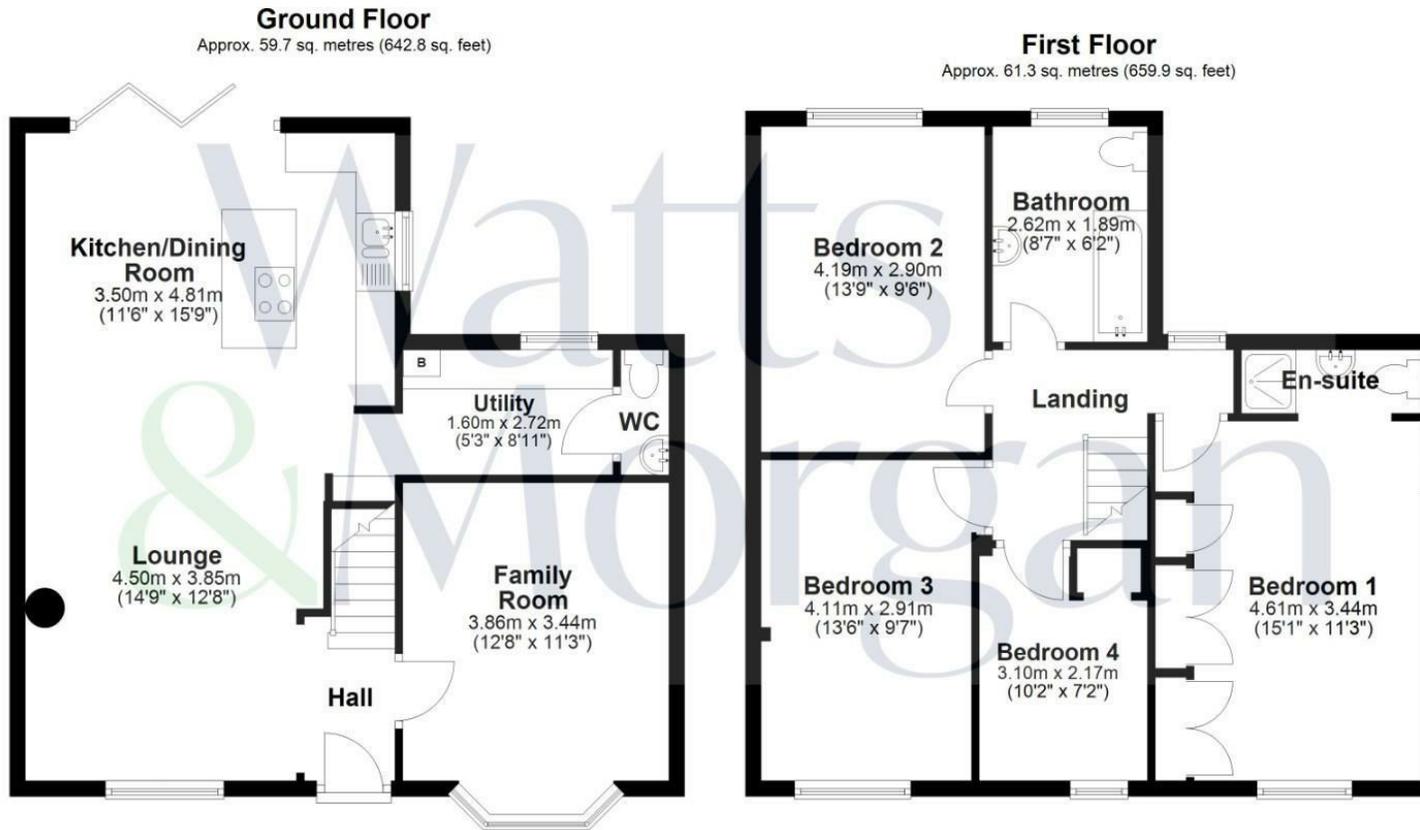
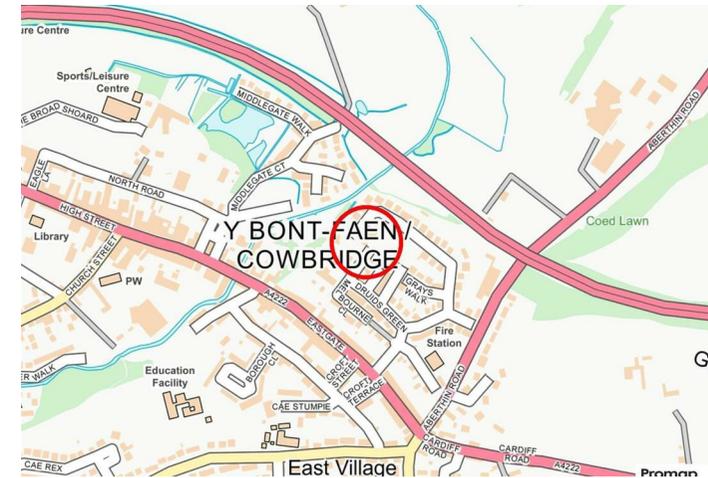
## GARDENS AND GROUNDS

37 Millfield Drive is accessed from the cul-de-sac onto a extra wide private block paviour driveway, which provides parking for three vehicles fronting the property. One side is flanked by gravel-chipped beds and an additional triangle of land, facing on to the corner of this cul de sac, is also part of the property.

To the rear of the property, and accessed from the open-plan living/kitchen, is a slate paved courtyard garden with astro-turf area with access around to the main, larger garden space. This sheltered side garden is south-facing and provides a low maintenance area to enjoy al-fresco dining and entertaining. Two gates lead out to the front of the property.

## ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas-fired central heating (installed 2021). Council tax band E..



**Ground Floor**  
Approx. 59.7 sq. metres (642.8 sq. feet)

**First Floor**  
Approx. 61.3 sq. metres (659.9 sq. feet)

Total area: approx. 121.0 sq. metres (1302.7 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.

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			
		69	83
England & Wales		EU Directive 2002/91/EC	





**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

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