



The Coach House, Aberthin Road  
Cowbridge, CF71 7LE

Watts  
& Morgan



# The Coach House, Aberthin Road

Aberthin, Cowbridge CF71 7LE

**£485,000 Freehold**

**4 Bedrooms | 2 Bathrooms | 3 Reception Rooms**

Situated in the heart of the highly sought-after village of Aberthin, this beautifully presented 4-bedroom property offers a perfect blend of comfort and style. The ground floor features a spacious living room with an exposed brick fireplace and working log burner, leading to a private patio garden through bifold doors. The immaculate kitchen boasts cream high-gloss units and oak work surfaces, with an adjoining utility room. Also dining area and ground floor cloakroom.

To the first floor: four good bedrooms and family bathroom, the largest bedroom with fitted wardrobes and an en suite shower room.

South facing gardens to the rear including a paved courtyard with steps leading up to a lawn, offering a private space perfect for entertaining. Driveway parking area accessed from Aberthin Road with gated entrance leading to the courtyard garden and an up and over door opening in to the garage.

## Directions



**Your local office: Cowbridge**

**T 01446 773500**

**E cowbridge@wattsandmorgan.co.uk**

## Summary of Accommodation

### SITUATION

The Village of Aberthin includes a combination of stone-built Cottages and houses together with more modern properties and is surrounded by farmland and the adjoining Stalling Down Common which allows pleasant walks. The Village also includes two reputable public houses and a Village Hall. The nearby Market Town of Cowbridge has a range of shops and services to suit all needs. There are well regarded local Primary and Secondary Schools in addition to a Waitrose, public library and health centre. Recreation facilities include a leisure centre and various sporting clubs, which offer tennis, squash, cricket, rugby, football and bowls. Cowbridge lies some 13 miles west of Cardiff which has the usual amenities of a Capital City including a main-line rail connection to London in around two hours. 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 in the heart of the highly sought-after village of Aberthin and within easy reach of the market town Cowbridge. Upon entering the property, you'll find well-maintained engineered wood flooring throughout the downstairs living areas. To the left of the front door is a conveniently located downstairs WC. A spacious yet cozy living room features an exposed brick fireplace with a working log burner. Bifold doors open from the living room onto the patio garden area, perfect for indoor-outdoor living. From the living room, you'll find the dining area, which leads into what could be used as a second sitting room or a home office.

The immaculate kitchen boasts a range of high-gloss cream-colored base units with solid oak work surfaces, a large oven, and an electric hob. Tiled floors are laid throughout the kitchen and adjoining utility room. The utility room is equipped with a fridge freezer and dishwasher, with additional space for a washing machine. A rear door provides convenient access to the back garden.

The main hallway features a spiral staircase leading to the first floor, where you'll find four well-sized bedrooms and a three-piece family bathroom. The master bedroom includes useful fitted wardrobes and an en-suite bathroom. Both the second and third bedrooms feature large skylight windows, creating a light and airy feel throughout. A combi boiler is housed in a cupboard in the third bedroom.

### GARDENS AND GROUNDS

To the rear of the property, a charming courtyard garden that leads to a spacious, south-facing lawn. This peaceful and private area provides an ideal space for entertaining guests or simply relaxing in the sunshine.

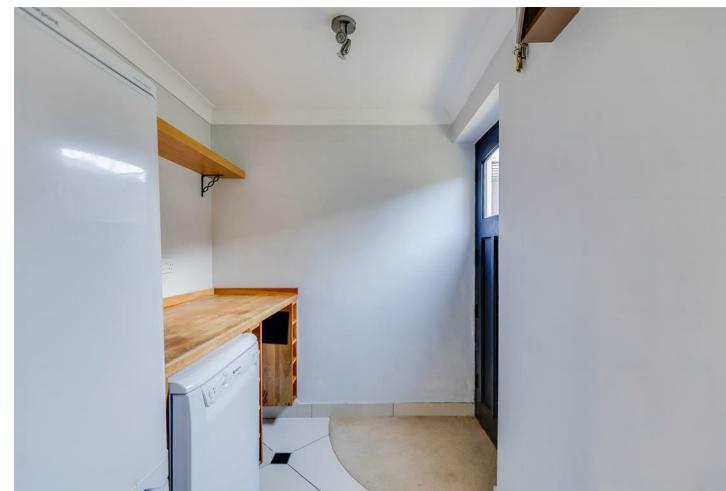
Adjacent to the property is a single garage, along with a driveway that offers space for two cars.

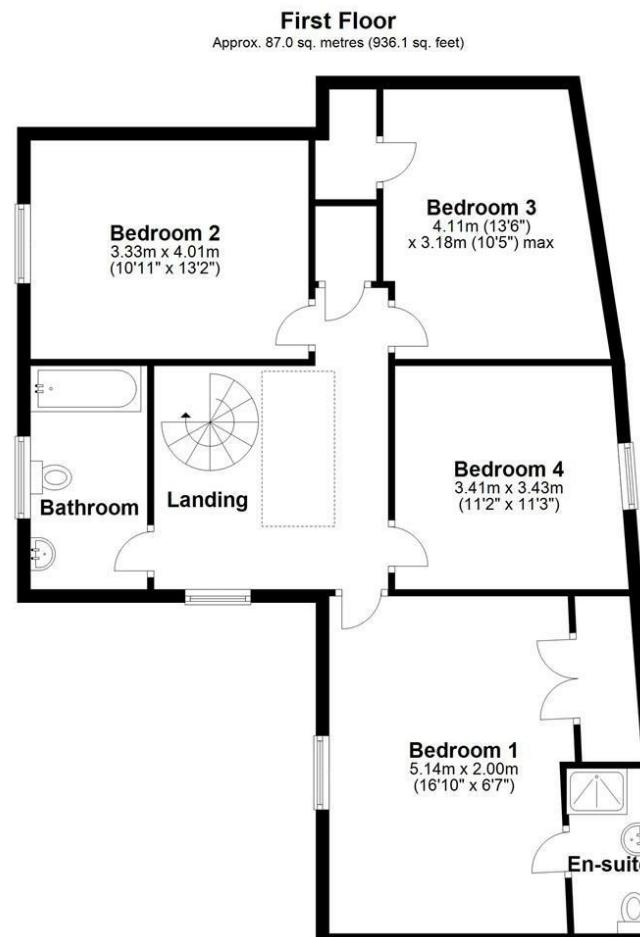
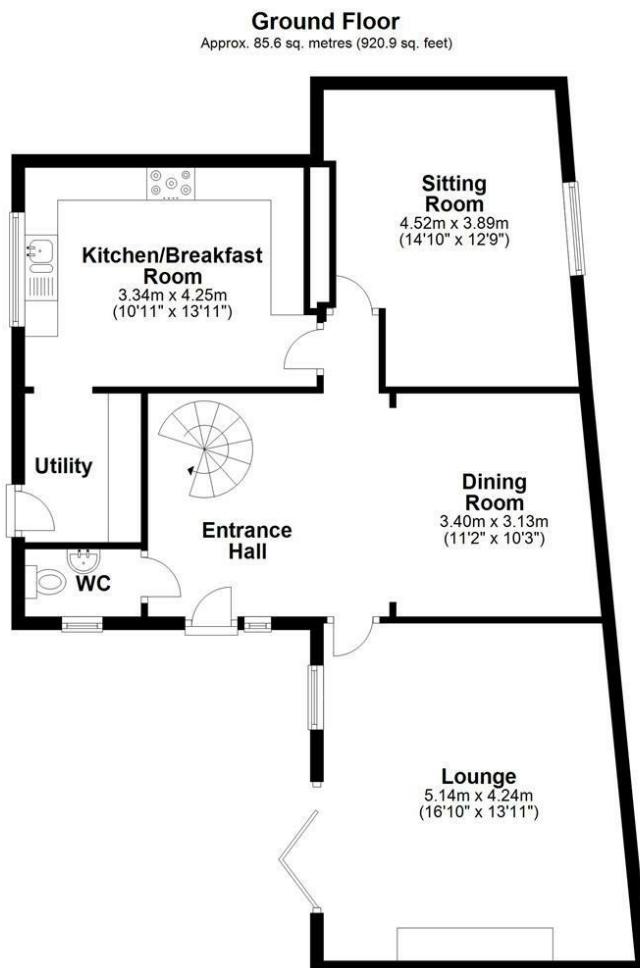
### ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired central heating. Council tax: Band F.

### PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales



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**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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