

48 Westgate, Cowbridge,
Vale Of Glamorgan, CF71 7AR

Watts & Morgan


The
Family
MORE SPAGHETTI
LESS UPSETTI
LESS DEPRESSO

48 Westgate, Cowbridge,

Vale Of Glamorgan, CF71 7AR

Guide Price £695,000 Freehold

3 Bedrooms | 1 Bathroom | 3 Reception Rooms

Beautifully renovated and thoughtfully extended. An exceptional three-bedroom semi-detached family home enjoying a generous south-facing rear garden backing onto playing fields. Conveniently situated within easy walking distance of Cowbridge town centre and schools.

The accommodation includes; a welcoming bay-fronted lounge, versatile family room, and a stunning open-plan kitchen-dining-living space with bi-fold doors opening onto the raised deck/garden. To the first floor are three well-proportioned double bedrooms and a contemporary family bathroom.

Viewing highly recommended to appreciate this truly stunning property.

EPC Rating; E.







Directions

Cowbridge Town Centre – 0.2 miles

Cardiff City Centre – 23.5 miles

M4 Motorway – 10.1 miles

Your local office: Cowbridge
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Summary of Accommodation

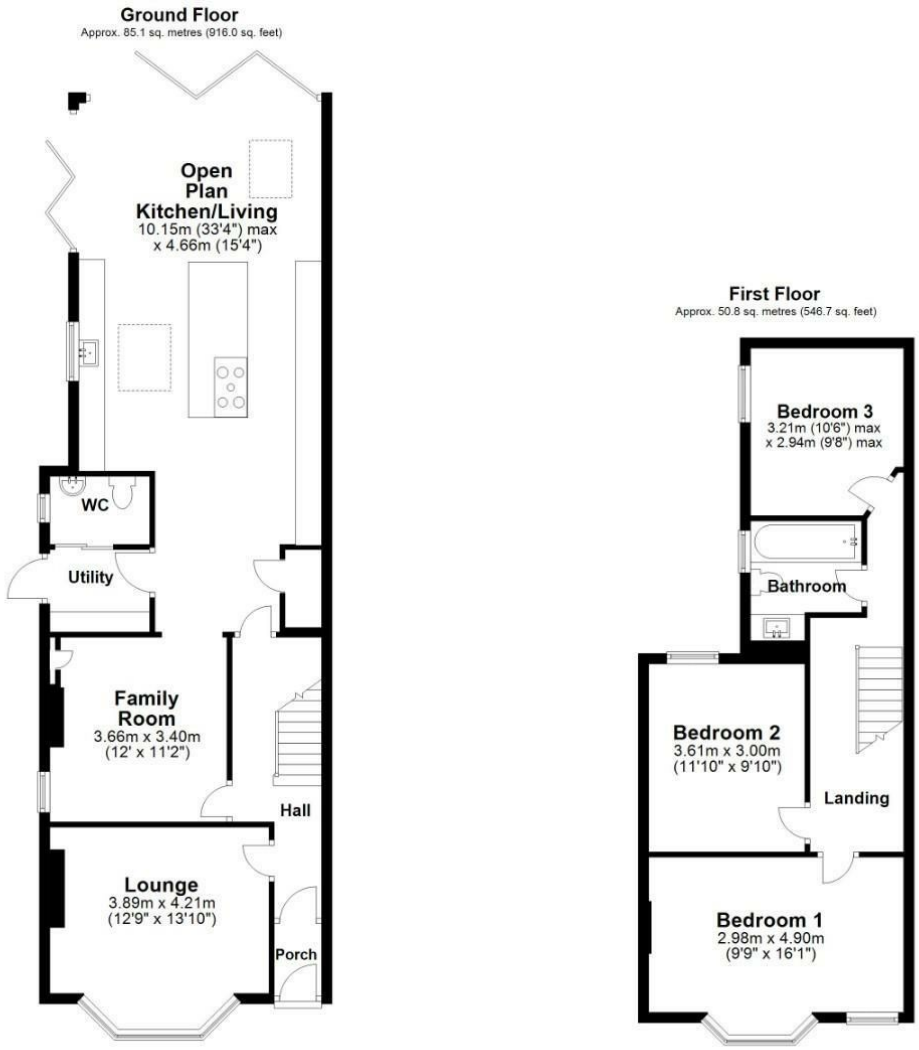
ABOUT THE PROPERTY

Conveniently located just a short walk from the shops, restaurants, and amenities of Cowbridge High Street, as well as both primary and secondary schools, this beautifully renovated bay-fronted semi-detached home combines traditional character with contemporary family living.

The property has been extensively upgraded throughout, including a full rewire, replacement uPVC windows, and a stunning architect-designed kitchen-dining-living extension. An entrance porch leads into a welcoming hallway featuring original-style mosaic tiled flooring, while solid oak doors provide access to all ground-floor accommodation. A striking staircase with a central carpet runner rises to the first floor. To the front of the property is a charming lounge with a large bay window fitted with quality shutters. The room retains original exposed timber floorboards and features a gas-fired log-burner-style stove set within a brick fireplace on a slate hearth, complemented by contemporary vertical radiators. At the rear of the home lies the impressive open-plan kitchen-dining-living space, undoubtedly the heart of the property. Designed to maximise modern family living, this superb extension connects seamlessly with the south-facing garden through two sets of bi-fold doors, creating an exceptional indoor-outdoor lifestyle. The kitchen is fitted with an extensive range of shaker-style units topped with premium quartz worktops, alongside a central island incorporating a breakfast bar. Integrated appliances include; a Neff induction hob with built-in extractor, Neff eye-level double oven and grill, Neff combination micro/oven, dishwasher, wine cooler, and an instant hot water tap. Stylish herringbone-pattern LVT flooring extends throughout the space, which offers generous areas for dining and relaxing while enjoying views over the garden.

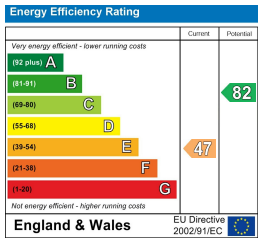
Adjacent to the kitchen is a practical utility room providing additional storage, quartz work surfaces, and an integral washing machine. The utility room also offers access to the side of the property and a convenient ground-floor WC. A further reception room, accessed from both the hallway and kitchen, is currently used as a playroom but would equally make an excellent family room, home office, or snug.

On the first floor are three generously sized double bedrooms and a contemporary family bathroom fitted with a modern three-piece suite.



Total area: approx. 135.9 sq. metres (1462.7 sq. feet)

Scan to view property



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

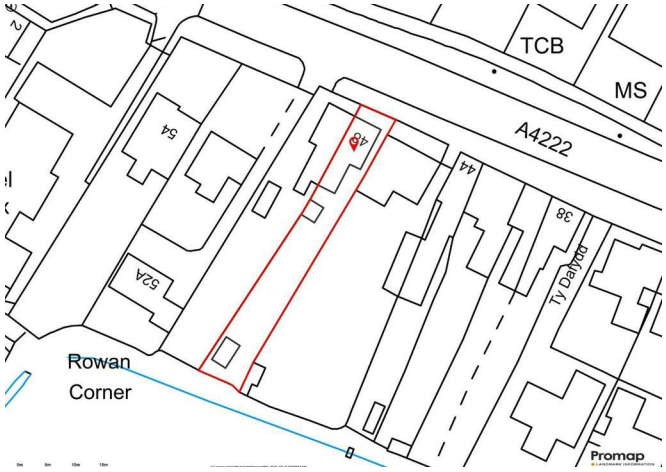
Occupying a prominent position on Westgate, the property fronts the road leading directly into Cowbridge High Street, placing a wide range of shops, cafés, restaurants, and local amenities within easy walking distance. Along with Primary and Secondary schooling just a short stroll away.

To the front, a low-maintenance forecourt garden is enclosed by a low brick wall topped with attractive wrought-iron railings. Two gated entrances provide access, while a pathway runs along the side of the property leading to the rear garden.

The rear garden is a particular highlight of the home. Enjoying a desirable south-facing aspect, this generous and beautifully landscaped outdoor space has been thoughtfully designed for both family life and entertaining. A raised composite deck extends directly from the kitchen-dining-living area, creating a seamless connection between indoor and outdoor spaces, while a timber-built pergola shelters a paved seating area ideal for al fresco dining and relaxation. The remainder of the garden is predominantly laid to lawn and bordered by mature hydrangeas, roses, and established shrubs, providing colour and interest throughout the seasons. Beyond the garden are open playing fields, offering a pleasant outlook and convenient access for dog walking and family activities. At the far end of the garden, a substantial timber storage shed provides excellent additional storage and will remain with the property.

ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Recently re-wired, new central heating system with radiators and new uPVC windows throughout. Council Tax: Band F





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