



38 Westgate  
Cowbridge, Vale of Glamorgan, CF71 7AR

Watts  
& Morgan







## 38 Westgate

Cowbridge, Vale of Glamorgan, CF71 7AR

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**Guide price: £899,950 Freehold**

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A superbly appointed, 4 bedroom end of terrace home in a quite wonderful location within a level walk of the centre of Cowbridge Town and enjoying a south facing garden to the rear looking onto playing fields. This deceptively spacious residence has been extended in more recent years and provides over 2000sq.ft of accommodation including: porch, cloakroom/WC, living room, second sitting room and delightful garden room to the rear with kitchen, living and dining areas and a “wall of glass” looking out over – and opening onto – the garden. Principal bedroom with en suite shower room, 2 further double bedrooms and a fourth single room. Also family bathroom. Pedestrian side access with long rear garden including paved patio and larger lawn with stone walling dividing the property from the open playing fields beyond.

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### Directions

Cardiff City Centre - 13 miles

M4 J35 Pencoed - 6.5 miles

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**Your local office: Cowbridge**

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## Summary of Accommodation

### About the property

38 Westgate is a truly delightful property in an exceptional location, within a level walk of the centre of Cowbridge Town and with south facing garden to rear. It provides deceptively spacious accommodation of over 2000sq.ft and has been extended in recent years to provide a wonderful garden room. From its frontage on to Westgate, an entrance hallway has doors leading to the 2 principal reception rooms and to a cloakroom/WC. The larger of the 2 reception rooms is a dual-aspect space with window to the front elevation and double-glazed door to the rear of the property; it includes a gas fire recessed within a chimney breast and resting on a flagstone hearth. The staircase leads to the first floor bedrooms. The second reception room is another generous living space that has, on occasion, been used as a ground floor bedroom. There is potential to transform the ground floor cloakroom into a shower room if single level living was ever required. A window from this sitting room looks towards the rear garden and it includes a feature chimney breast. Both these reception rooms link to the garden room, the most recent addition to the property providing a great kitchen/living/dining area. This addition offers a distinct kitchen area fitted with a comprehensive range of units and including a curving breakfast bar. Appliances, where fitted, are to remain including hob, double oven, fully integrated fridge, freezer and slimline dishwasher. This light-filled space has windows to the sides and Velux skylight windows to provide natural illumination from above and a "wall of glass" with windows and centrally positioned doors looking out over, and opening onto, the rear garden. There is ample room for a family size dining table and for much additional seating.



To the first floor, a central landing area has doors leading to all bedrooms and to the family bathroom. The largest bedroom looks to the rear of the property and has 2 sets of fitted wardrobes flanking a doorway leading into its own en suite shower room. This luxurious en suite has a deep shower cubicle and hand basin recessed within fitted surfaces surrounded with storage. The second and third bedrooms are both good doubles with fitted wardrobes whilst the fourth bedroom is a generous single looking over the rear garden. It is currently used as a laundry room with space/plumbing for a washing machine and dryer. A corner cupboard conceals the gas combi boiler. These 3 bedrooms all share use of the family bathroom.

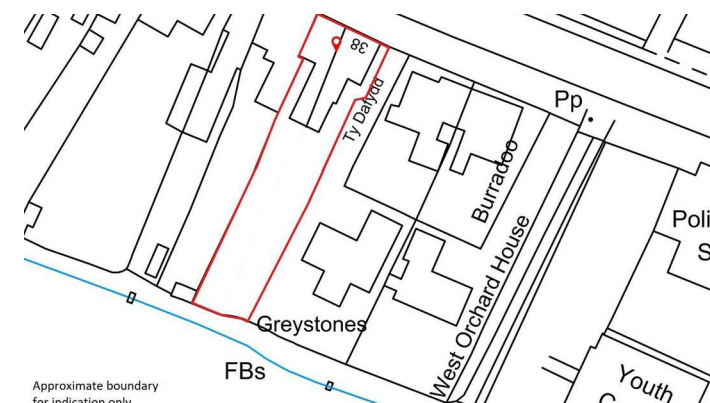


## Garden & Grounds

From its frontage onto Westgate, the property is positioned a level walk from Cowbridge Town Centre and all its shops and services. There is unrestricted parking to the roadway in front. A pedestrian path, to one side of the property, leads via a gated entrance, into the rear garden. The rear of the property enjoys a superb southerly aspect, catching the sun as it passes throughout the day. An extensive paved terrace surrounds the garden room extension to three sides with 2 steps down onto the considerably larger lawn. The lawned portion of the garden is of generous proportions and flanked, to both sides, by mature trees and shrubs providing a great deal of privacy. Towards the end of the garden is a stone wall marking the rear boundary and dividing the property from the playing fields to the rear.

## Additional Information

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	57	78
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.





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