



6, The Old Grammar School  
Cowbridge, CF71 7BB



Watts  
& Morgan

# 6 The Old Grammar School

## Church Street, Cowbridge CF71 7BB

£1,750 Per Month

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A superbly refurbished three-bedroom first-floor apartment set within the Grade II listed Old Grammar School, right in the centre of Cowbridge. Blending contemporary finishes with period charm, the property features an open-plan living space, stylish kitchen, en suite master bedroom, and allocated parking. Residents can enjoy the communal gardens, with Cowbridge's boutique shops, cafés, restaurants, and amenities all within walking distance. Excellent road and rail links make this an ideal home for both town and city living.

EPC Rating - C

Council Tax Band - G

### SITUATION

### ABOUT THE PROPERTY

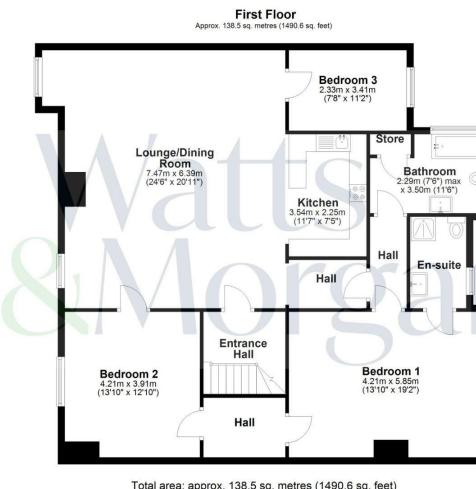
This beautifully presented first-floor apartment forms part of the Grade II listed Old Grammar School in the heart of Cowbridge. Recently refurbished to a high standard, the three-bedroom home combines modern living with character features.

On entry, you are welcomed into a spacious open-plan living, dining and kitchen area with herringbone LVT flooring throughout. The central gas fireplace with exposed brick surround provides a striking focal point, complemented by recessed spot lighting. The newly fitted kitchen is stylish and practical, featuring a marble-topped breakfast bar, shaker-style cabinetry, and a full range of AEG integrated appliances including a double oven, fridge-freezer and dishwasher, along with a cleverly designed pull-out recycling unit.

The principal bedroom benefits from a large en suite shower room, while a further double bedroom and a single bedroom share a beautifully finished three-piece family bathroom with herringbone flooring. All bedrooms feature wood flooring, creating a seamless and elegant finish throughout.

### GARDENS AND GROUNDS

The apartment enjoys the use of communal gardens and also sits just a stone's throw from Cowbridge Civic Gardens, offering tranquil green space on the doorstep. The property further benefits from an allocated parking space within the private residents' car park.



Total area: approx. 138.5 sq. metres (1490.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	73
(39-54)	E	
(21-38)	F	
(1-20)	G	82

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

