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The Limes, Cowbridge

£450,000



About the property

Showcasing a stunning, two-bedroom period cottage set in a sought-after position just moments from Cowbridge High Street. Surrounded by a vibrant selection of independent boutiques, dining options and supermarkets, Waitrose, Tesco and Filco and benefiting from close access to highly regarded schools including Cowbridge Comprehensive School, this home delivers exceptional convenience. Upgraded and expanded to an impressive standard by the present owner, the property radiates character while incorporating contemporary features and premium-quality finishes.

The ground floor greets you with a generous living room, a stylish bathroom, and a light-filled open-plan kitchen/dining/living space enhanced by bi-fold doors that invite in natural light and effortlessly blend indoor and outdoor areas. Outside, the large south-facing garden provides an ideal setting for relaxing in the sunshine.

On the first floor, there are two well-proportioned double bedrooms, with the principal bedroom enjoying a private ensuite shower room and glass Juliet balcony with views over the landscaped rear garden.

Whether you are looking to downsize, purchase a buy-to-let, or take advantage of short-term rental potential, this property meets a wide range of needs.

Viewing internally is strongly advised to fully appreciate this beautiful cottage.

Accommodation

Location

Perfectly positioned between coastline, countryside and city life, the historic market town of Cowbridge offers an exceptional lifestyle. Highly regarded primary and secondary schools are within easy walking distance, making it ideal for families. The town boasts a wide range of bars, restaurants and leisure facilities, including parks, a leisure centre, and various sports clubs catering for tennis, squash, cricket, rugby, football and bowls. Excellent transport links via the A48 and M4 provide straightforward access to major towns and cities. Just a short drive away lies the Heritage Coast, home to stunning locations such as Southerndown Beach, Nash Point Lighthouse and the dramatic cliffs of Llantwit Major.

Lounge

14' x 11' 1" (4.27m x 3.38m)
Enter this space via a UPVC front door with double glazed vision panel. Double glazed windows to the front aspect allowing floods of natural light. Wood flooring. Slimline vertical wall mounted radiator. Stairs rising to the first floor with inset glass balustrade.

Kitchen/Family/Dining Room

17' 7" x 15' 2" (5.36m x 4.62m)
The space with natural light and the wow factor. Fitted with a modern high gloss kitchen, including a five ring gas hob with chrome fitted chimney cooker hood, electric oven, porcelain sink and drainer with chrome mixer tap. Integrated appliances include a washing machine and dishwasher. Bi-folding doors on to rear garden, making this the most wonderful social space for entertaining. A slimline





wall mounted radiator and a continuation of wood flooring from the living room.

Ground Floor Shower Room

Accessed via a single, oak sliding door on a straight black track. Three piece suite to comprise a walk in shower cubicle, low level wc and wash hand basin. Tiled splashback and heated chrome towel rail

Landing

Accessed from staircase rising from the living room. Skimmed walls and ceilings with glazed balustrade. Fitted carpets. Oak sliding doors give access to each bedrooms.

Bedroom One

11' 8" x 11' 3" (3.56m x 3.43m)

Good size double bedroom with UPVC double glazed patio doors with Juliet balcony overlooking the large, south facing garden. Fitted carpets and wall mounted modern radiator.

En-Suite

12' 3" max x 4' (3.73m max x 1.22m)

Accessed via a single oak sliding door. Three piece suite comprising walk in shower with integrated shower and



attachments, low level wc and pedestal wash hand basin. Tiled walls and tiled splash backs and heated towel rail in chrome.

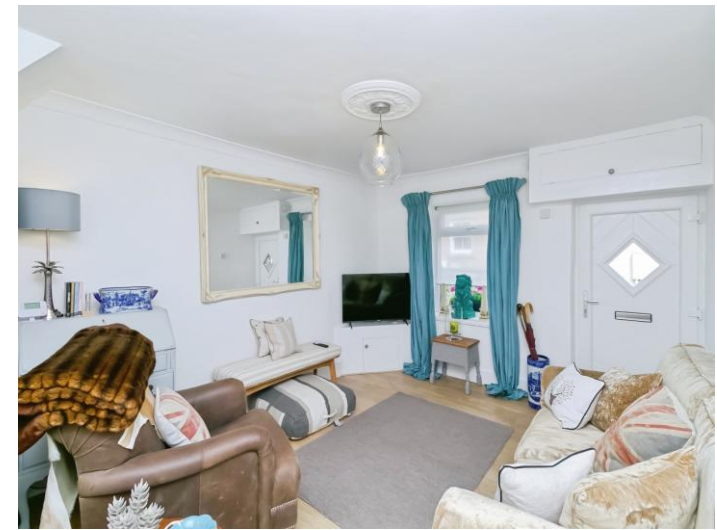
Bedroom Two

9' 11" x 9' 5" (3.02m x 2.87m)

Double bedroom with UPVC double glazed window to the front elevation. Fitted carpets and accessed via a sliding single oak door

Rear Garden

A generous, south facing rear garden which is mainly laid to lawn. Wooden panelled fencing affords privacy to this wonderful space. With the bi folding doors opening from the kitchen on to a large ceramic tiled dining terrace it allows you to relax and dine in privacy.

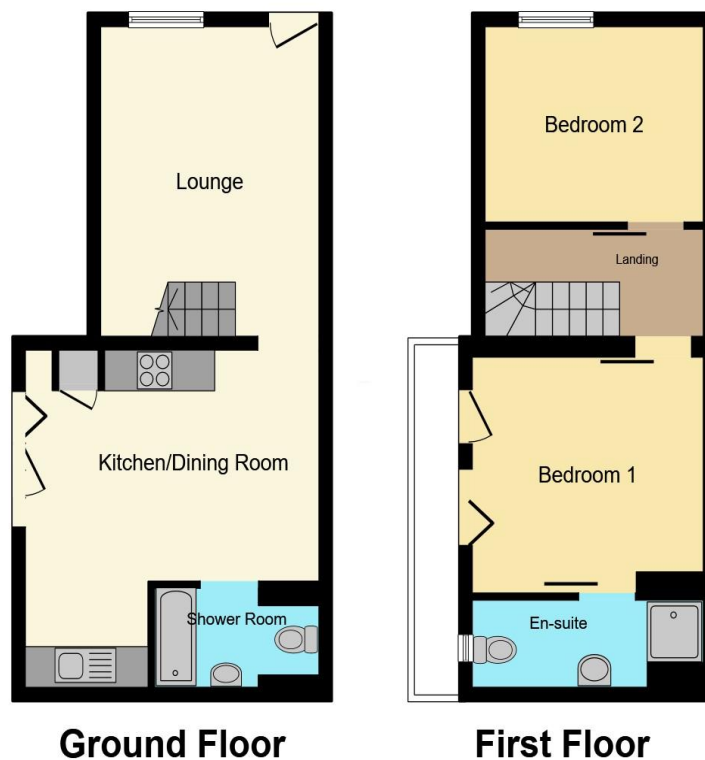






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Total floor area 74.0 m² (797 sq.ft.) approx

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