

24 Middlegate Court

Cowbridge, Vale of Glamorgan, CF71 7EF

Watts & Morgan



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Guide Price £495,000 Freehold

3 Bedrooms | 2 Bathrooms | 3 Reception Rooms
Integral Garage

An impeccably presented detached family home nestled within a very popular cul-de-sac just a short walk from Cowbridge High Street.

Offering no ongoing chain, this spacious property offers quality accommodation over 1,300 sq ft to include; entrance hallway with WC, generous lounge opening into dining room, conservatory and fitted kitchen/breakfast room with appliances. Also utility room which leads into the integral garage.

To the first floor; three double bedrooms; one with en-suite shower room, and a modern 3-piece bathroom.

Externally enjoying private driveway parking leading to a single garage and a level, lawned rear garden.

Conveniently located for Cowbridge School, High Street and Local Amenities.

EPC Rating; 'tbc'.

Directions

Cowbridge Town Centre – 0.2 miles

Cardiff City Centre – 16.0 miles

M4 Motorway – 9.2 miles

Your local office: Cowbridge

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Summary of Accommodation

SITUATION

The Historic Market Town of Cowbridge is at the heart of the rural vale and is famous for its quality, individual shops, boutiques; restaurants, pubs and cafes; and is home to a centrally positioned Waitrose store. Further services include a health centre, leisure centre, various sporting clubs, public library and Old Hall Community Centre. There are also highly regarded local primary and secondary schools within the town itself. Access both east and west is via the A48, which by-passes the Town.

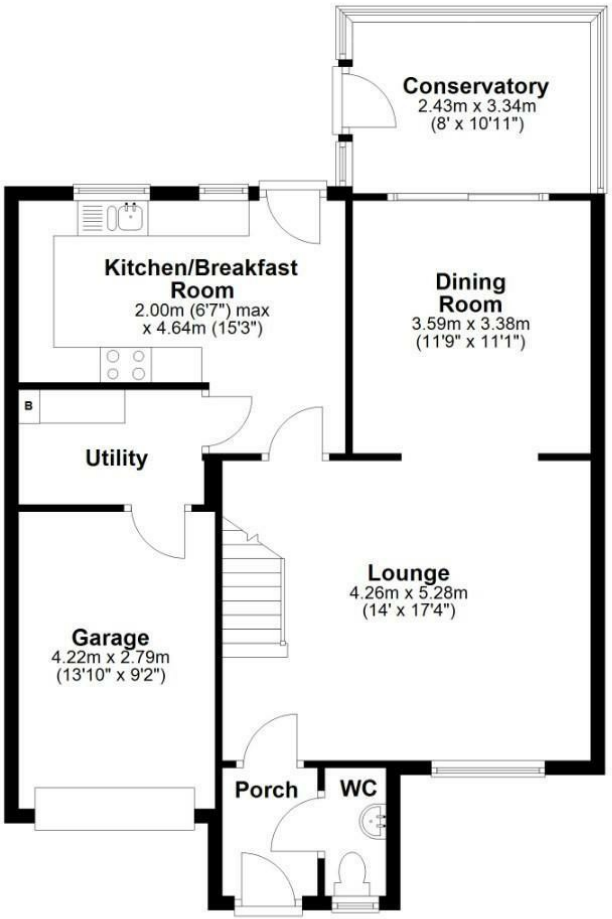
ABOUT THE PROPERTY

A welcoming hallway provides space for coats and shoes, and gives access to a convenient 2-piece modern cloakroom/WC. The spacious lounge is a bright and airy reception room featuring a large front-facing uPVC window overlooking the small cul-de-sac. Finished with a quality traditional-style carpet, the room centres around a pine mantelpiece with freestanding electric fire (also, with gas connection) and an understairs alcove provides useful storage space. An opening seamlessly connects into the dining room, with sliding doors from here opening into the uPVC conservatory - making it ideal for entertaining - with access from here into the garden. The kitchen/breakfast room is a lovely light space, positioned at the rear of the property. It is fitted with a range of contemporary farmhouse-cream wall and base units with complementary wood-effect worktops. A range of integrated appliances to remain to include; a Lamona 4-ring induction hob with extractor above, double oven, separate grill, undercounter fridge and brand new dishwasher. The kitchen also benefits from a stainless-steel sink unit placed overlooking the garden, with uPVC door linking to the garden and ample space is provided for a breakfast table and chairs. A courtesy door from the kitchen leads into a useful utility room, fitted with additional storage units. The gas combi boiler is housed here, and on offer is a freestanding washing machine and larder freezer to remain. The utility also provides access into the integral garage.

The first floor landing features an airing cupboard providing useful storage, together with loft access. There are three double bedrooms. The principal bedroom benefits from a range of fitted wardrobes and has a private en-suite shower room. The two further double bedrooms, both enjoy a front-facing aspect and are presented in neutral décor, and share use of a modern 3-piece bathroom.

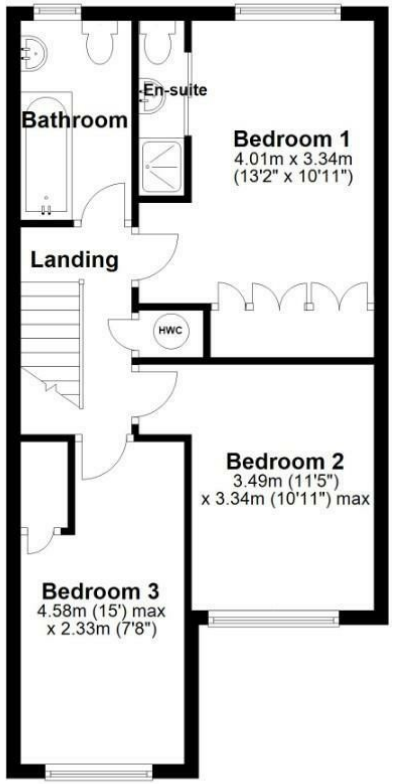
Ground Floor

Approx. 79.5 sq. metres (855.9 sq. feet)



First Floor

Approx. 47.8 sq. metres (514.2 sq. feet)



Total area: approx. 127.3 sq. metres (1370.1 sq. feet)

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

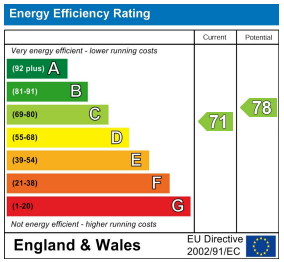
24 Middlegate Court occupies a lovely position within this sought-after development, tucked away within the small cul-de-sac. To the front, a generous driveway provides private off-road parking for three cars and leads to the integral single garage. This garage has the benefit of an electric up-and-over door with fob, offering full power supply and good eaves storage space. A side gate provides convenient access to the rear garden.

The landscaped and level rear garden offers a good degree of privacy and is designed to make the most of the sunny orientation. Mostly centred around a large lawn, this fully enclosed garden boasts an abundance of established shrubs and colourful borders, creating an attractive and peaceful outdoor setting. Furthermore, a useful timber storage shed is also located to the side of the property and will remain.

ADDITIONAL INFORMATION

Freehold. All mains services connected. Gas-fired combi central heating (2015). Council Tax Band G.





Scan to view property



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