



3 EASTGATE COURT, EASTGATE,
COWBRIDGE, VALE OF GLAMORGAN, CF71 7AA



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A WELL APPOINTED, BRAND NEW 3 BEDROOM HOME CLOSE TO THE HEART OF COWBRIDGE TOWN CENTRE.

- Cardiff City Centre 12.3 miles
- M4 (J34) 6.6 miles

Accommodation and amenities:

Ground Floor

Hallway • Cloakroom
Living Room • Kitchen

Lower Ground Floor

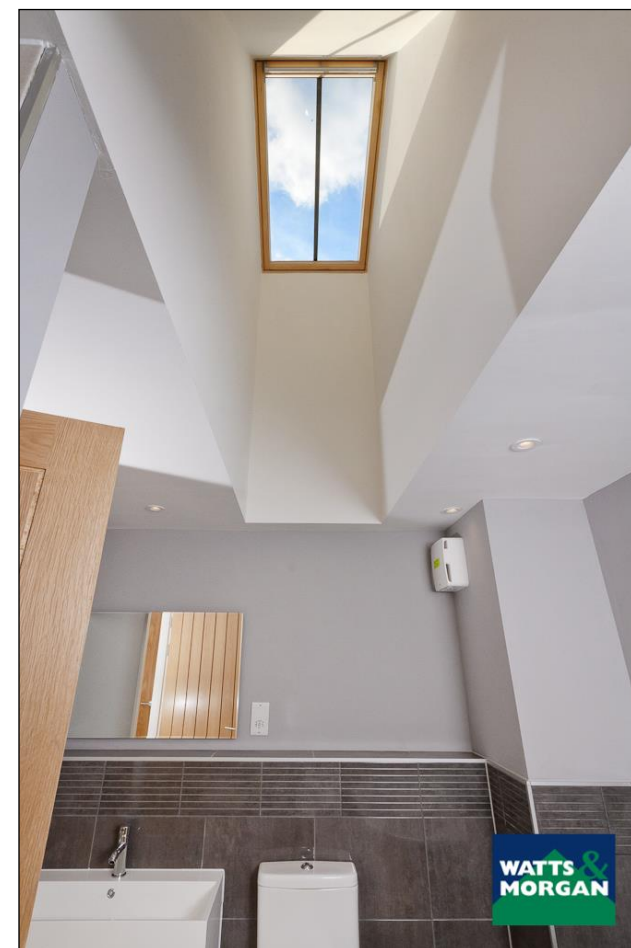
Master Bedroom with En Suite

First Floor

Two Double Bedrooms
Luxurious Bathroom

Two Allocated Parking Spaces

Sheltered Garden to Rear



Chartered Surveyors, Auctioneers and Estate Agents

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CF71 7AE

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Established 150 Years

1857 - 2007



Eastgate Court, built by the reputable local building firm Knox & Wells established in 1888, is a prestigious secure development of 4 town houses situated in the centre of the historic market town of Cowbridge.

Affording a total of 1560 square feet of space over three floors, the accommodation comprises two double bedrooms and family bathroom on the first floor; living room, cloaks and kitchen at front entry level, and a magnificent master suite on the lower ground floor, with windows looking onto the landscaped area to the rear of the property. There is also a utility space at this lower level. There is provision for the installation of a lift in each house. Interested parties should discuss the additional cost of the lift with the agent. Where a lift is not required the space offers enviable additional storage cupboards on all three levels.

FEATURES INCLUDE:

Kitchens 'crafted in Wales' by Sigma 3.

Silestone worktops with angled sink with drainers.

Neff appliances to include integrated gas hob, double electric oven, microwave, dishwasher and fridge-freezer.

Security alarm.

Multi Media points in bedrooms and living room.

Flue provision in the loft for purchasers wishing to retro install a wood burning stove

Oak doors throughout..

Hardwood sash windows made by a local joinery shop in Llandow.

Well-designed sanitary ware with freestanding back to wall bath in the family bathroom.

Two car parking spaces per house

Landscaped gated community

TENURE AND SERVICES

Freehold. All mains services connect to the property.

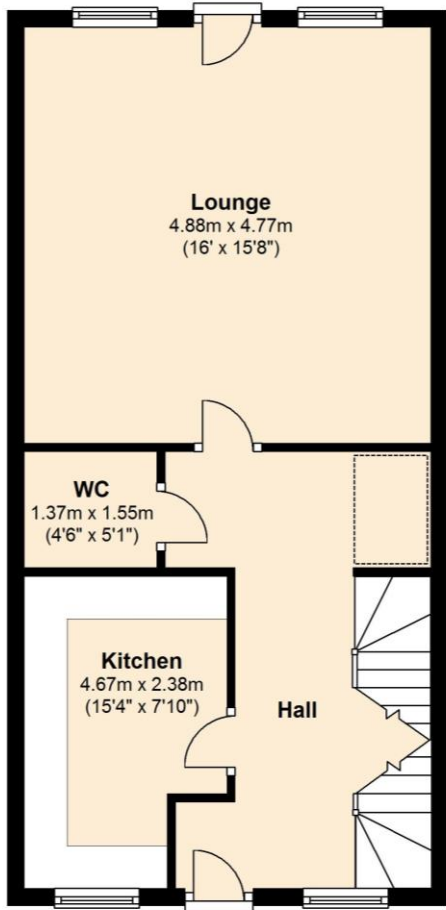
DIRECTIONS

From our Cowbridge Office, travel along High Street into Eastgate, towards the traffic lights. Eastgate Court will be positioned to your left hand side.



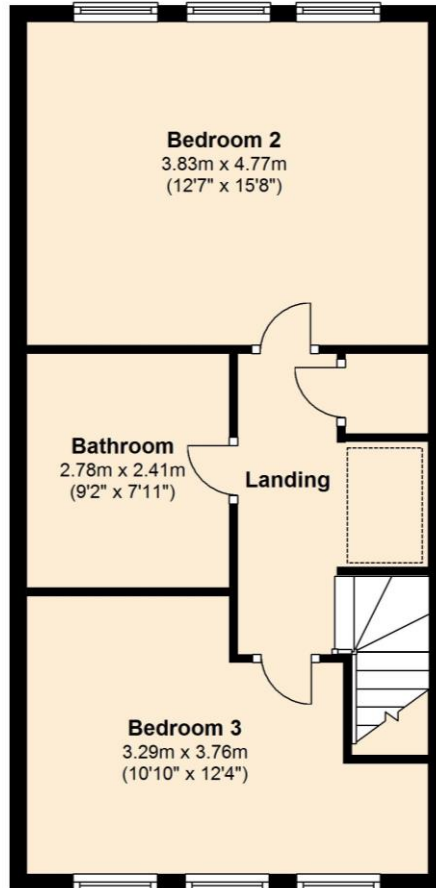
Ground Floor

Approx. 47.9 sq. metres (515.5 sq. feet)



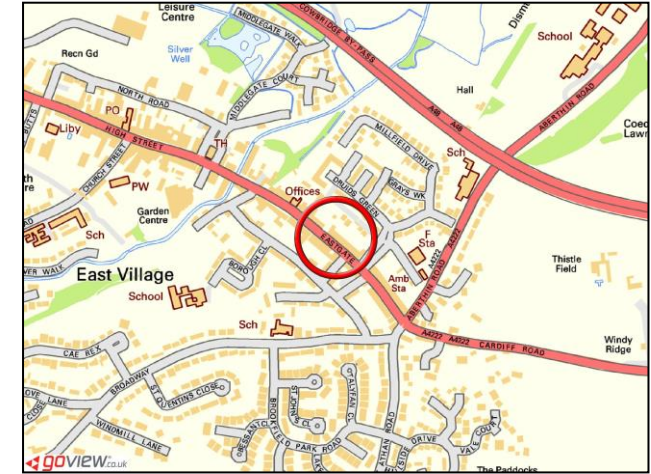
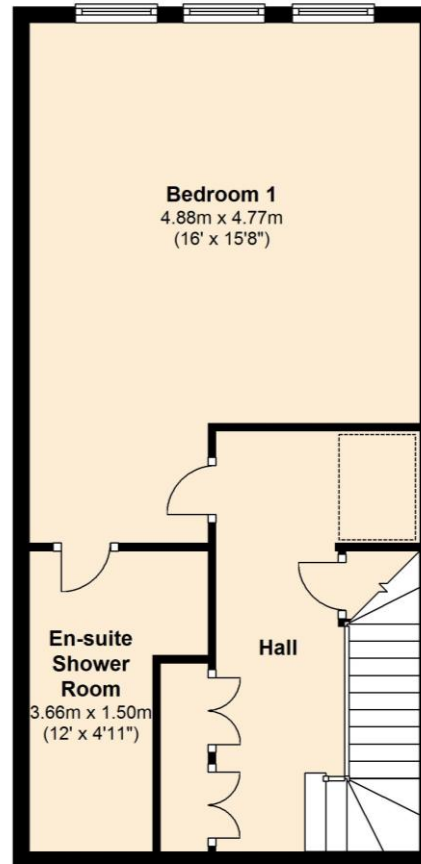
First Floor

Approx. 48.2 sq. metres (518.9 sq. feet)



Lower Ground Floor

Approx. 48.7 sq. metres (524.1 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 part of any contract.

