





# 15 PRIMROSE CLOSE, COWBRIDGE, VALE OF GLAMORGAN, CF71 7DZ

A 2 BEDROOM, DETACHED HOME WITH POTENTIAL TO BE USED AS A 'BUY TO LET' OR AS A FAMILY HOME

- Cardiff City Centre 12.7 miles
- Cowbridge 0.6 miles
- M4 (J33) 11.4 miles

Accommodation and amenities:

Porch • Lounge • Conservatory • Kitchen-Dining Room

Two Bedrooms • Bathroom

Off Road Parking

Enclsloed Garden to Rear

EPC Rating: C71



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## SITUATION

The property is situated in the Historic Market Town of Cowbridge, which has a range of quality individual shops and services including health centre, leisure centre, various sporting clubs, public library and Old Hall Community Centre. There are also local primary and secondary schools within Cowbridge. Access both east and west is via the A48, which by-passes the Town. The City of Cardiff which has the usual amenities of a Capital City lies some 13 miles to the east with a main line rail connection to London in around two hours. The M4 motorway lies to the north of Cowbridge and junctions 33, 34 and 35 service "The Vale". There are several golf courses within the area and the heritage coast with its cliff-top walks and mixture of sandy and stony beaches lies to the south and west.

## ABOUT THE PROPERTY

Close to the head of this cul de sac, a detached, two bedroom home with two double bedrooms. It has, most recently, been used as a 'buy to let' property and could be used in the same way again. There is also scope for purchasers to modernise, if desired. An entrance porch opens into the living room, from which double doors lead to the conservatory; a second door opens to the kitchen-dining room; and a staircase leads to the first floor. The conservatory has double doors to the rear garden. The kitchen-dining room includes a number of fitted units and has ample space for a dining table. A door opens from here onto the off road parking space.

To the first floor are two double bedrooms, the larger of which looks out over the rear garden. Both share use of a bathroom with its 3 piece suite in white including shower over bath.

## GARDENS AND GROUNDS

Fronting the property is an off-road, block paved parking space screened from the cul de sac by shrubs and an ornamental tree. A door from here opens into the kitchen while path runs to the principle entrance porch.

To the rear of the property is an enclosed, low maintenance garden space accessed from the conservatory. A garden store shed, to one side of the property, is to remain. A path to the far side of the property with gated entrance leads back to the front of the property.

## TENURE AND SERVICES

Freehold. All mains services connected. Gas-fired central heating.

## DIRECTIONS

From our Cowbridge Office travel in an easterly direction along High Street to the traffic lights, turning right onto the St. Athan Road. After about 200 metres, turn left into Crescent Close; left again into Hillside Drive; then left again into Primrose Close. Number 15 is located close to the head of this cul de sac.

## PROCEEDS OF CRIME ACT 2002

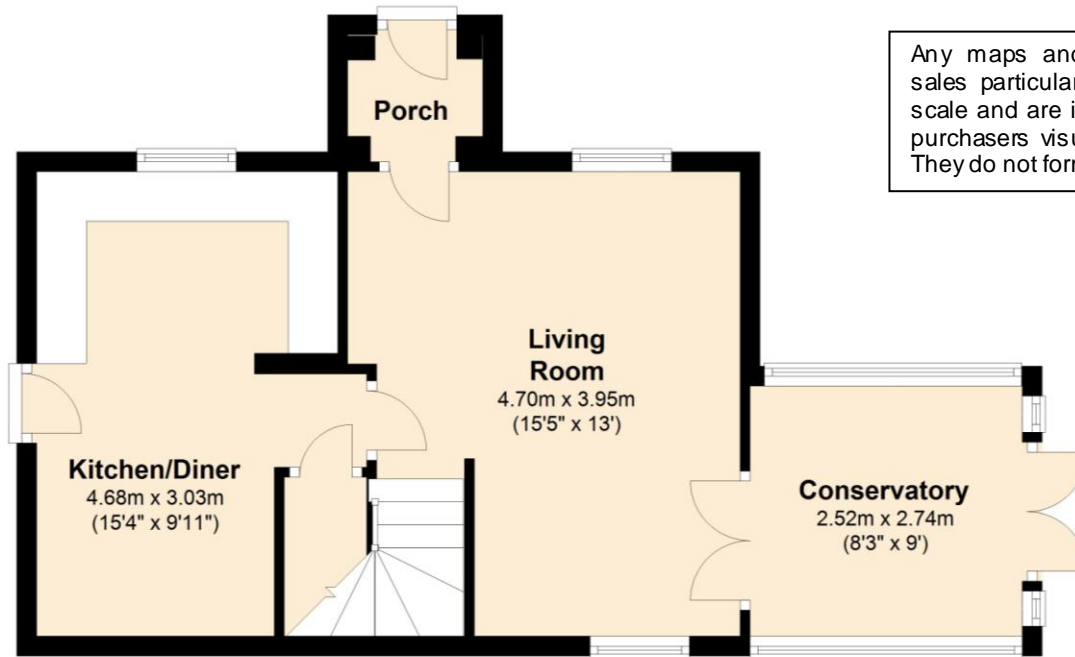
Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.





## Ground Floor

Approx. 41.9 sq. metres (451.2 sq. feet)

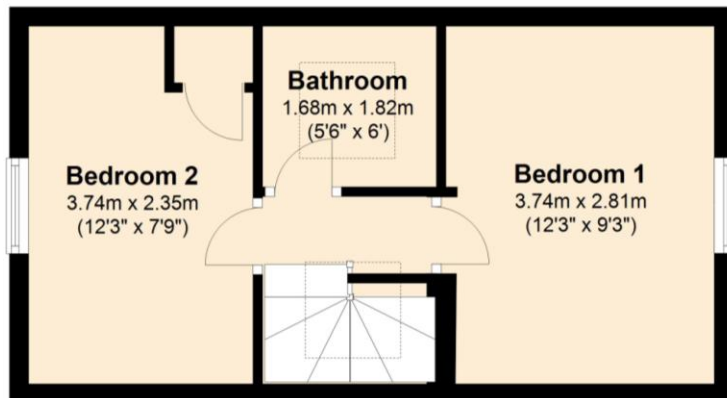


Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form part of any contract.

Total area: approx. 68.8 sq. metres (740.4 sq. feet)

## First Floor

Approx. 26.9 sq. metres (289.1 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <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	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
England, Scotland & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02-100) <b>A</b>	
(01-91) <b>B</b>	
(00-80) <b>C</b>	
(00-65) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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