



# 26 MIDDLEGATE COURT, COWBRIDGE, VALE OF GLAMORGAN, CF71 7EF

A FOUR BEDROOM, DETACHED FAMILY HOME WITHIN A SHORT WALK OF COWBRIDGE TOWN CENTRE.

- Cardiff City Centre 12.9 miles
- M4 (J33) 11.5 miles

## Accommodation & Amenities;

• Entrance Hall • Lounge • Kitchen • Dining Room • Conservatory • Study • Cloakroom

• Master Bedroom With En-Suite • 3 Further Bedroom • Three Further Bedrooms • Family Bathroom

## Gardens & Grounds;

• Driveway • Garage • Front & Rear Gardens

• No Onward Chain

• EPC Rating: D56



## Chartered Surveyors, Auctioneers and Estate Agents

55 High Street, Cowbridge, Vale Of Glamorgan,  
CF71 7AE

Tel: 01446 773500

Email: [sales@wattsandmorgan.co.uk](mailto:sales@wattsandmorgan.co.uk)

[www.wattsandmorgan.co.uk](http://www.wattsandmorgan.co.uk)



### 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 local primary and secondary schools within the town itself. 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.

### DESCRIPTION OF PROPERTY

26 Middlegate Court is an attractive and substantial, four bedroom detached home in a much sought after location close to Cowbridge town centre, a level walk from its shops and services. The entrance hall provides access to all principal reception rooms and staircase leading to the first floor. The lounge is fitted with a central feature fireplace and bay window overlooking the front of the property. The kitchen is fitted with a range of wall and base units, oven/grill and electric hob, with a door providing access to the rear enclosed garden. The ground floor accommodation also benefits from a dining room, conservatory, study and cloakroom.

To the first floor, the master bedroom has an en-suite shower room; there are three further bedrooms which over look the front and rear of the property and a modern family bathroom.

### GARDENS AND GROUNDS

26 Middlegate Court is accessed from a cul-de-sac onto the driveway which provides off road parking and access to the garage and principal entrance doorway. To the rear of the property is an enclosed garden mainly laid to lawn with patio space for entertaining.

### TENURE AND SERVICES

Freehold. All mains services connect to the property. Gas-fired central heating.

### DIRECTIONS

From our Cowbridge Office proceed along the High Street and turn left alongside the Town Hall towards the car park and into "Middlegate Court". No 26 is located close to the end of the first cul de sac to your right.

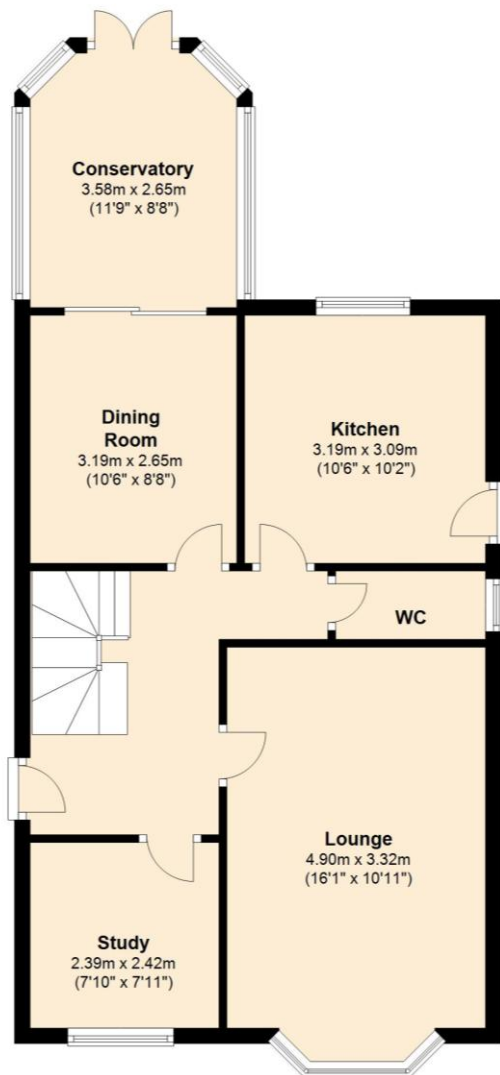
### PROCEEDS OF CRIME ACT 2002

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. 62.2 sq. metres (669.3 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.

## First Floor

Approx. 53.9 sq. metres (579.8 sq. feet)

