



# RUSCOMBE HOUSE, WESTGATE, COWBRIDGE, CF71 7AQ

**A WELL APPOINTED, 5 BEDROOM FAMILY HOME LOCATED A LEVELWALK FROM COWBRIDGE TOWN CENTRE AND WITH CONSIDERABLE POTENTIAL FOR BUYERS TO 'MAKE THEIR OWN MARK' ON THE PROPERTY.**

- Cardiff City Centre 13.1 miles
- M4 (J35) 6 miles

## **Accommodation and amenities:**

**Porch • Hallway • Cloakroom • Lounge • Conservatory • Sitting Room • Kitchen-breakfast Room • Utility Room • Ground Floor Shower Room**

**Master Bedroom with En Suite Shower Room • Three Further Double Bedrooms • Dressing Room • Bathroom**

**Ample Of Road Parking • Double-length Garage and Store**

**Sheltered, well maintained gardens to both front & rear**

**EPC Rating: D62**



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## SITUATION

The Market Town of Cowbridge has a range of shops and services to suit all needs and all of which are within walking distance of the property. There are well regarded local primary and secondary schools in addition to a public library, health centre and Old Hall Community Centre. Recreation facilities include a leisure centre and various sporting clubs which offer tennis, squash, cricket, rugby, football and bowls. Cowbridge lies some 13 miles west of the City of Cardiff which has the usual amenities of a Capital City including theatres and concert halls as well as a main-line rail connection to London in around two hours. The heritage coast, with its cliff top walks and mixture of sandy and stony beaches, lies to the south and west.

## ABOUT THE PROPERTY

Located in this extremely popular street a level walk from Cowbridge Town Centre, Ruscombe House has accommodation of around 2500 square feet. It has considerable potential for buyers looking to 'make their own mark' on a home close to all that Cowbridge has to offer. There is further scope to refurbish or extend, subject to any appropriate consents. The accommodation includes a generous hallway, two large reception rooms and a conservatory opening to the rear garden. The kitchen has ample room for a dining table and looks to the rear garden; it has an adjacent utility room, from which there is access to the rear garden. There is, in addition, a cloakroom located off the hallway; and a shower room accessed from the second reception room.

To the first floor are the four double bedrooms, a family bathroom and a dressing room. Two of the bedrooms have fitted wardrobes / storage. The especially large master bedroom has an en suite shower room.

## GARDENS AND GROUNDS

From Westgate, a board, gated entrance opens into a sheltered front garden, screened from its pavement frontage by high stone walling. This front garden offers ample off-road parking, from which there is access into the garage (approx. max 8.9m x 3.4m) via an electric up and over door; a pedestrian door opens from the rear of the garage into the garden. The parking / turning area continues to an immaculate lawn, bordered by ornamental trees and shrubs. A gated entrance, to the western side of the property, leads into the much larger and equally private rear garden. This enclosed space is, like the front garden, mainly laid to lawn and bordered planted flower and shrub beds. Further screening from neighbouring properties comes from mature trees.

## TENURE AND SERVICES

Freehold. All mains services connect to the property.

## DIRECTIONS

From our Cowbridge office, travel along High Street into Westgate. Ruscombe House is located on Westgate, opposite the Police Station. It is screened from the road by high stone walling; and accessed via a broad, gated entrance.

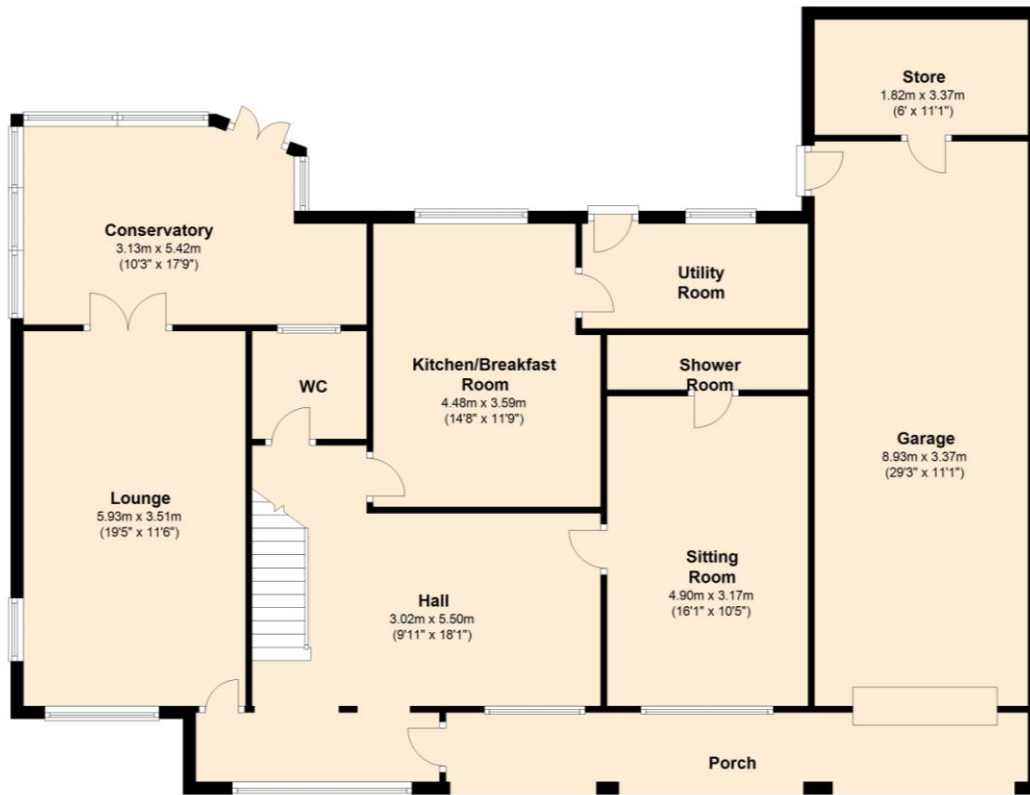
## PROCEEDS OF CRIME ACT 2002

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.

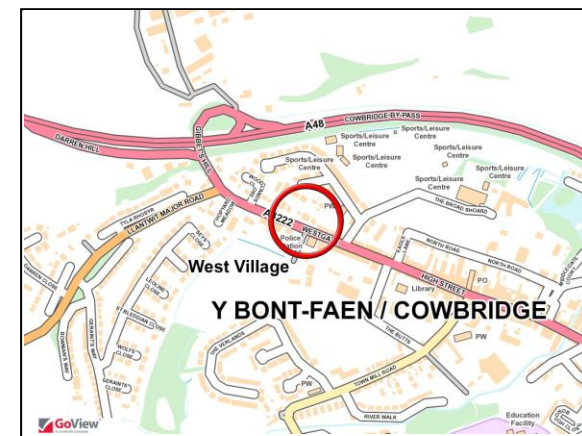
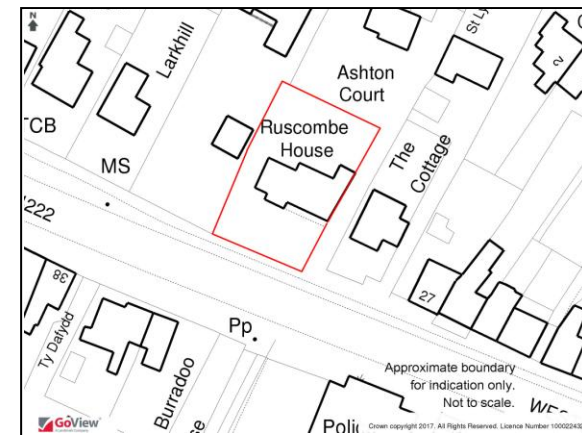


### Ground Floor

Approx. 153.6 sq. metres (1653.4 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. 78.9 sq. metres (849.5 sq. feet)

