



15A MIDDLEGATE COURT
COWBRIDGE, VALE OF GLAMORGAN, CF71 7EF

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A WELL PRESENTED DETACHED HOUSE, CONVENIENTLY LOCATED FOR COWBRIDGE TOWN

- Cardiff City Centre 13.0 miles
- M4 (J33) 8.1 miles

Accommodation & amenities;

- Lounge • Dining Room • Kitchen/Breakfast Room • Utility Area • Cloakroom •
- Master Bedroom • En-Suite Shower Room • Second Double Bedroom • Third Bedroom • Bathroom •
- Driveway • Garage • Front & Rear Gardens •
- EPC Rating: D 63



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Established 150 Years

1857 - 2007



SUMMARY

A well presented detached house, Conveniently located for Cowbridge town with accommodation including: lounge, dining room, kitchen-breakfast room, utility area and cloakroom. Master bedroom with shower room, second double bedroom, bathroom and third bedroom. Driveway, garage and mainly lawned garden to rear. EPC Rating 'TBC'.

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 connection to London in around two hours. The area is serviced by the A48 which by-passes the Town along the route from Cardiff to Bridgend and Swansea. The M4 Motorway lies some 7 miles to the north of the Town with Junctions 33, 34 and 35 servicing "The Vale", The Heritage Coast, with its cliff top walks and mixture of sandy and stony beaches, lies to the south and west.

TENURE & SERVICES

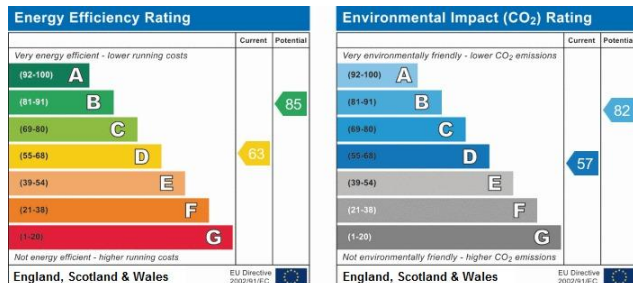
Freehold. All mains services connected to the property. Gas-fired central heating boiler located to utility area.

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". On entering this development, continue straight on, bearing left towards Middlegate Walk. No 15a is located close to the end 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.



THE PROPERTY

ENTRANCE HALL

Accessed by a uPVC door into the Entrance Hall, with stairs leading to the first floor and doors leading to the principal reception rooms.

LOUNGE 14' 2" x 10' 11" (4.33m x 3.35m)

A spacious lounge with window to the front and doors leading to the Dining Room,

DINING ROOM 9' 2" x 9' 1" (2.81m x 2.78m)

A second reception room with uPVC door leading to the garden.

KITCHEN/BREAKFAST ROOM 11' 4" x 9' 2" (3.46m x 2.80m)

Comprehensively fitted with a range of wall and base units with roll top laminate work surfaces, resin sink and breakfast bar.

UTILITY ROOM 8' 3" x 7' 2" (2.52m x 2.20m)

Further wall and base units with roll top laminate work surfaces, stainless steel sink, plumbing for dishwasher and washing machine, wooden door leading to the rear enclosed garden.

WC

Two piece suite comprising; WC and wall mounted sink.

FIRST FLOOR LANDING

Doors lead off into bedroom accommodation:

MASTER BEDROOM 10' 9" x 9' 11" (3.28m x 3.04m)

A sizable double bedroom with a window to the front.

SHOWER ROOM

Two piece suite comprising; wall mounted sink and walk-in shower.

BEDROOM 2 10' 0" x 8' 9" (3.05m x 2.68m)

Second double bedroom with window to the rear.

BEDROOM 3 11' 9" x 6' 7" (3.60m x 2.02m)

Third good sized bedroom with window to the front.

BATHROOM 7' 2" x 5' 8" (2.19m x 1.74m)

Three piece suite comprising; WC, pedestal sink and panelled bath.

GARAGE 17' 7" x 8' 6" (5.37m x 2.6m)

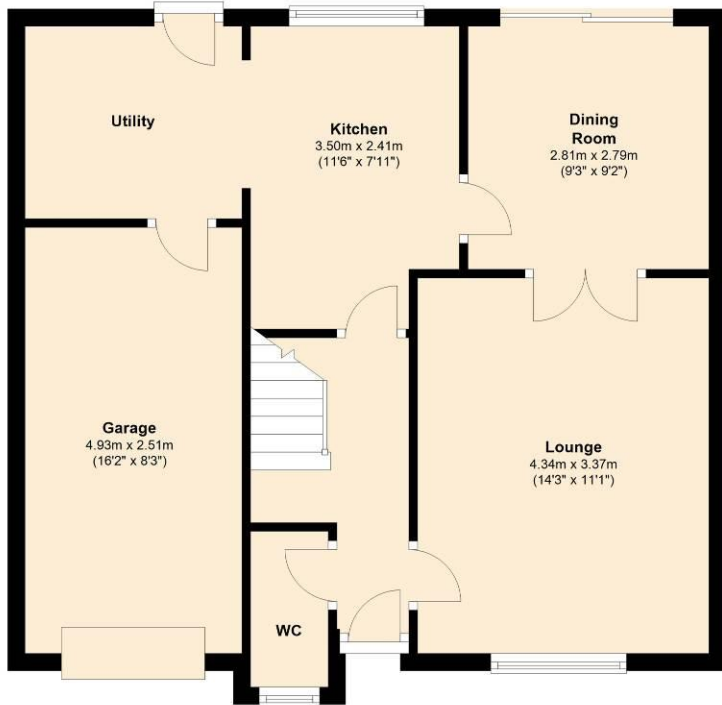
Fitted with manual up and over door with electrics.

GARDENS & GROUNDS

The front of the property is approached by a private driveway leading to the garage, the front also benefits from a lawned garden. To the rear of the property is an enclosed garden with paved and lawned areas and a range of mature shrubs and bushes.

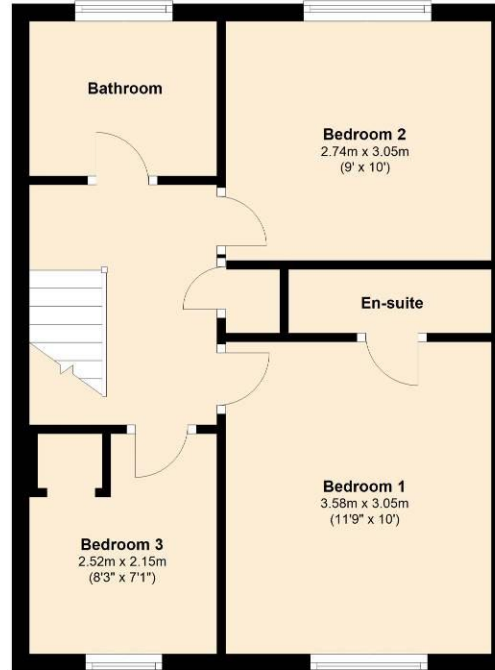
Ground Floor

Approx. 57.3 sq. metres (617.2 sq. feet)

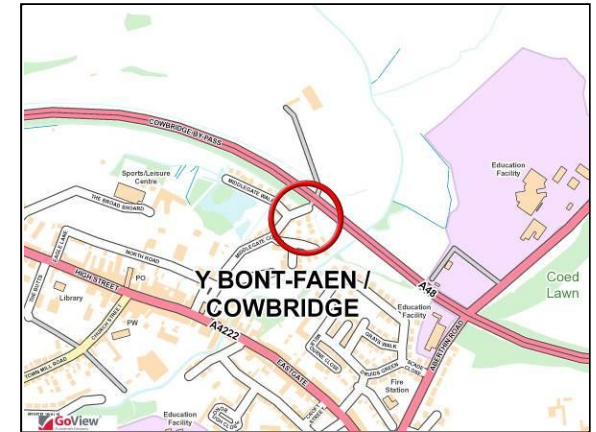
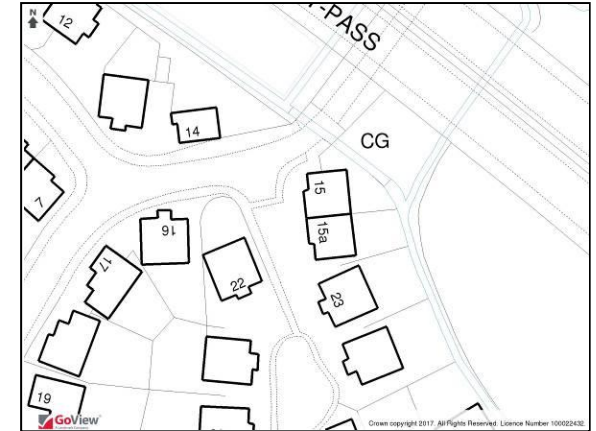


First Floor

Approx. 38.4 sq. metres (412.9 sq. feet)



Total area: approx. 95.7 sq. metres (1030.1 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.

