

2017.



**WATTS &  
MORGAN**

22 WESTGATE,  
COWBRIDGE, VALE OF GLAMORGAN, CF71 7AR



# 22 WESTGATE, COWBRIDGE, VALE OF GLAMORGAN, CF71 7AR

A TRADITIONAL TERRACED PROPERTY WITH CONSIDERABLE POTENTIAL TO MODERNISE & EXTEND.

- Cardiff City Centre      13 miles
- M4 (J35)                    6.3 miles

#### Accommodation and amenities:

Hallway • Lounge • Sitting Room • Kitchen •  
Breakfast Room

Three Bedrooms • Bathroom

Long, South Facing Rear Garden • Off Road Parking

Considerable Potential (Subject to Appropriate  
Consents)

EPC Rating:



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*Established 150 Years*

*1857 - 2007*



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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 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.

## DESCRIPTION OF PROPERTY

Westgate is considered one of Cowbridge's foremost address, a level walk from the Town Centre and its broad range of services. Requiring modernisation, it offers much scope to extend and improve to ones own specification (subject to any appropriate consents). At present, it includes two reception rooms - one looking to the front and one overlooking, and opening to, the rear garden. A kitchen, also looking to the rear, has an adjacent breakfast area.

To the first floor are three bedrooms and a bathroom. Two bedrooms look on to Westgate while the third bedroom and the bathroom enjoy a southerly aspect, looking over the rear garden.

## GARDENS AND GROUNDS

There is a very long garden space - just over 150 foot in length - enjoying a good, southerly aspect. This currently includes a storage shed (in need of attention) and a concrete path running through an area of lawn and vegetable beds to a hard standing / parking area. There is vehicular access to this parking area via a tall gate from the cattle market, which is beyond.

## TENURE AND SERVICES

Freehold. All mains services connect to the property. Gas fired 'combi' boiler

## DIRECTIONS

From our Cowbridge office travel along High Street into Westgate. No 22 will be to your left, about 50 yards beyond the Nat West bank. There is vehicular access from 'The Butts' / the cattle market.

## 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.

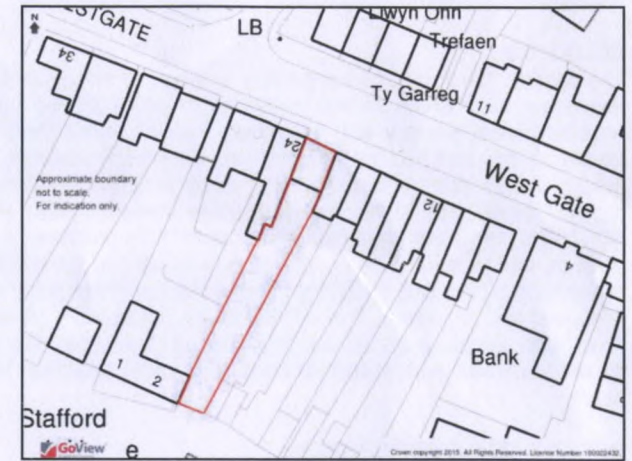




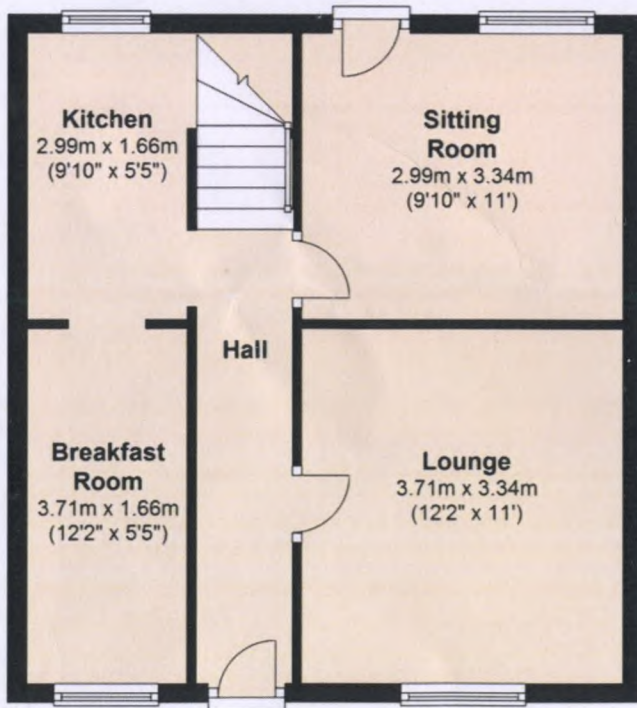
Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form part of any contract.

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			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Ground Floor**  
Approx. 42.2 sq. metres (454.2 sq. feet)



**First Floor**  
Approx. 42.7 sq. metres (459.7 sq. feet)

