

57 Eastgate, Cowbridge, Vale Of Glamorgan, CF71 7EL

Guide Price - £245,000 Freehold



A two bedroom cottage situated in the heart of Cowbridge. Accommodation briefly comprises entrance hall, living room, dining room, kitchen/breakfast room, landing, two double bedrooms and a bathroom. Enclosed back garden.

SITUATION The Market Town of Cowbridge has a range of shops and services including health centre, leisure centre, various sporting clubs, public library and Old Hall Community Centre. There are several golf courses within the area and the Heritage Coast lies to the south. Local schools both primary and secondary are available in Cowbridge. Access both east and west via the A48 and the Capital City of Cardiff lies to the east with a main line rail connection to London in less than 2 hours. The M4 motorway lies to the north of Cowbridge and junctions 33, 34 and 35 service The Vale.

ACCOMMODATION

Fitted carpets, where seen, are included in the guide price. The accommodation, with approximate room sizes, briefly comprises:

ACCESS

Access to the property is gained via a solid wooden door with half crescent double glazed inset. Door leads through to:-

ENTRANCE HALL

Central ceiling light. Coat rack. Door leads through to:-

LOUNGE 11' 4" x 11' 2" (3.46m x 3.42m)

Open plan nature with arched opening through to a dining area. Front facing, wooden framed multi-paned sash window which has double glazing. Large stone fireplace with wooden mantle piece and granite effect hearth.

Fireplace has been filled in with a granite effect back ground. Central ceiling light. Television aerial point. Small opening leads through to the stairs which are a quarter turn flight of stairs with a wall mounted hand rail and fitted carpet. Large opening leads to:-

DINING ROOM 8' 11" x 10' 8" (2.72m x 3.26m)

Central ceiling light. Ample space for a family table and chairs arrangement. Latched timber door provides access to a useful under stairs storage area. Door leads through to:-

KITCHEN/BREAKFAST ROOM 13' 11" x 13' 10" (4.26m x 4.24m)

Fitted with a modern range of matching base cupboard and wall units finished in a wood effect with roll-edge food preparation surfaces over. There is an integral stainless steel sink and draining board. Integral four ring gas hob and oven with contemporary extractor canopy and lighting over. Quarry tiled splash backs. Plumbing in place for a washing machine. Ceramic tiled floor. This room can comfortably accommodate a large table and chairs arrangement. There are two rear facing uPVC double glazed windows and a uPVC door with double glazed inset opening onto a rear patio area with lawn beyond. The two windows and the back door make this a very light room. Wall mounted Ideal Classic Gas Combination Boiler. Telephone extension point.

FIRST FLOOR

Landing Wooden balustrade around the stairs. Door leading to the airing cupboard which is



fitted with a copper hot water tank with electric immersion and shelves. Doors lead to bedrooms and bathroom.

BEDROOM 1 13' 11" x 13' 8" (4.26m x 4.18m)
This is a large double bedroom with two rear facing uPVC double glazed windows overlooking the back garden. Telephone extension point.

BEDROOM 2 10' 10" x 15' 6" (3.32m x 4.74m)
Two front facing wooden framed sash windows with multi-paned double glazing. Central ceiling light.

BATHROOM 5' 11" x 9' 9" (1.81m x 2.99m)
Fitted with a contemporary white suite with chrome fittings comprising pedestal hand basin, low level w.c., and a panelled bath with chrome and glass shower screen and a wall mounted Mira shower. Walls are tiled in a cross checked pattern to half height around the two walls and the full height around the bath. Ceramic tiled floor. Velux roof light. Wall mounted medicine cabinet with mirrored door and wall mounted mirror.

OUTSIDE The front opens out directly onto Eastgate. To the rear of the property the uPVC door from the kitchen opens out onto a rear patio area with flag stones. This garden is completely enclosed with block walling and is laid primarily to lawn with a flag stone path running the length of the garden to an outside timber store shed under a mineralised felt roof.

SERVICES

Mains gas, electric, drainage and water.

COUNCIL TAX Band 'E'.

TENURE Freehold.

DIRECTIONS

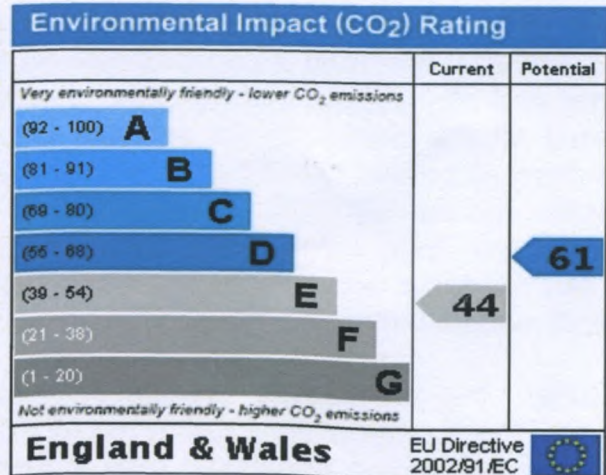
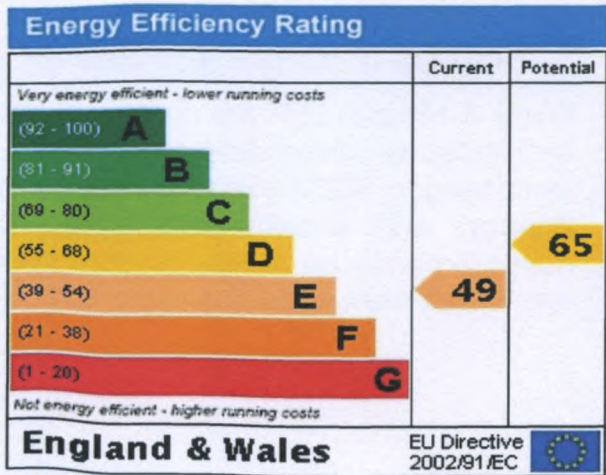
From our Cowbridge Office travel in an easterly direction up the High Street towards the traffic lights. Number 57 can be found on the left hand side of the road.


VIEWINGS Strictly by appointment with the selling Agents at their Cowbridge office. Telephone Number (01446) 773500.

PROCEEDS OF CRIME ACT 2002

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





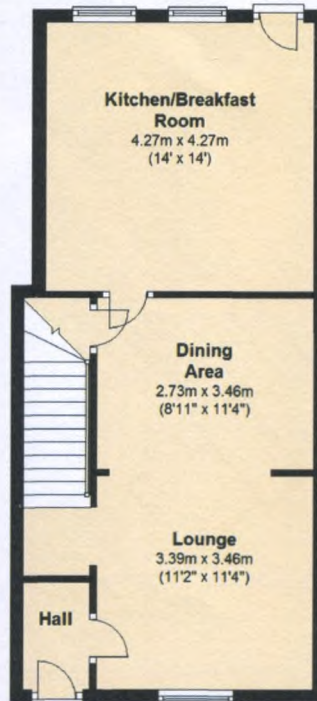
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Floor Plans

Ground Floor

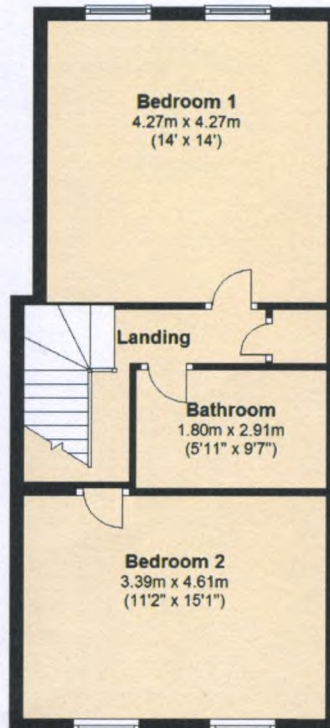
Approx. 46.6 sq. metres (501.2 sq. feet)



Total area: approx. 93.8 sq. metres (1009.1 sq. feet)

First Floor

Approx. 47.2 sq. metres (508.0 sq. feet)



These floor plans are not drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. Due to the nature of the construction the walls will be of varying thickness. The plans do not form part of any contract.

Maps

