



6 Chapel Close, Aberthin,
Nr Cowbridge, Vale of Glamorgan, CF71 7HD

Watts
& Morgan



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Nr Cowbridge, Vale of Glamorgan, CF71 7HD

Guide price: £260,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A neat, mid-link 3 bedroom home close to the centre of Aberthin village and within easy reach of Cowbridge town. With deceptively spacious accommodation, it offers scope to modernise. Lounge, dining room adjacent to kitchen. Also ground floor cloakroom/WC and separate utility area. To the first floor two double bedrooms and a generous third single bedroom, all with wardrobes. Family bathroom with electric shower over bath. Lawned garden to rear backing onto Cowbridge Road. Fronting the property is a courtyard garden accessed from the central parking/garaging area for the cul de sac. Single garage included with the property.

EPC rating: TBC

Directions

Cowbridge Town Centre – 1 mile

Cardiff City Centre – 12.3 miles

M4 Motorway, Junction 34 Misken – 5.9 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

This modern, mid-link property is located conveniently close to the heart of Aberthin village and within easy reach of Cowbridge. It offers deceptively spacious accommodation and has considerable scope for improvement/ refurbishment - it must be viewed to be appreciated. To the ground floor, an entrance lobby has a door leading to a utility area and an inner hallway, running past the cloakroom, leading into a living/dining room. This living / dining room is to the very centre of the house and from which a staircase leads to the first floor; a glazed door leads into the family lounge; and an open arch links into the kitchen. The kitchen looks to the front of the property, enjoying southerly aspect. It includes a good range of fitted units with spaces for a freestanding oven/hob and for a low level fridge. The family lounge looks to the rear of the property with particularly broad sliding doors looking out over, and opening onto, the lawned rear garden. Accessed from the entrance lobby is the utility room with space/plumbing for a washing machine, dryer and additional storage.

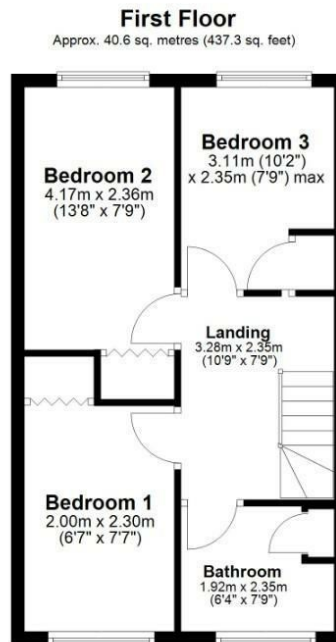
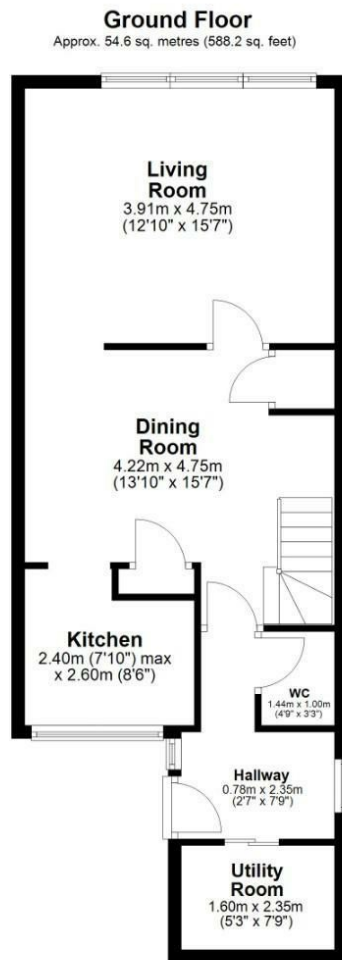
To the first floor, a central landing area has doors leading to all three bedrooms and to the family bathroom. The two largest bedrooms look to the front and rear gardens respectively. A third generous single overlooks the rear garden. All bedrooms have fitted wardrobes and all share use of a family bathroom with modern white 3-piece suite with electric shower over

Additional information

Freehold. Mains electric, water and sewerage connect to the property. Electric storage heaters. Council tax: Band D

The property is understood to have been built in 1965 of timber-framed construction.



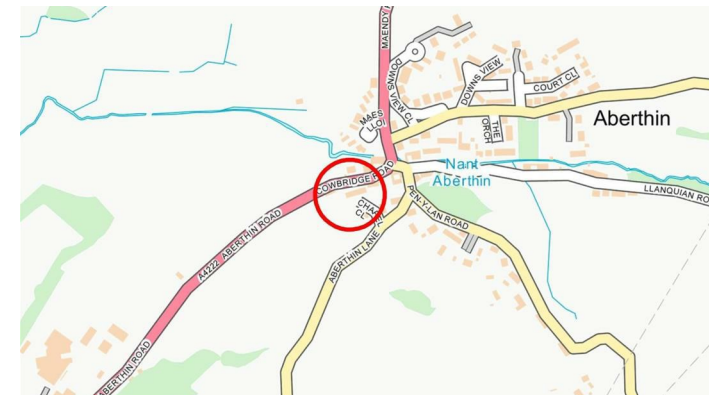


Total area: approx. 95.3 sq. metres (1025.5 sq. feet)

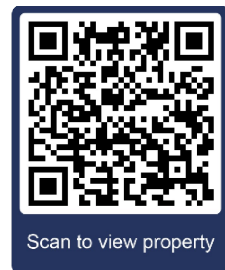
Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

Garden & Grounds

No.6 Chapel Close is located to the end of this cul-de-sac. From a central parking area, there is access to the garage (not inspected internally) via an up and over door. A path runs to the side of the garages and leads, via steps, to a south facing courtyard garden fronting the property and the principal entrance doorway. This sheltered space is overlooked by the kitchen. To the rear, northern side, of the property is a paved patio area and lawned garden, the rear boundary being the Cowbridge Road.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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 any part of any contract.



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