

3 Limes Court, Cowbridge,
Vale Of Glamorgan, CF71 7BL

Watts & Morgan


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LYTHAM STANNES
GO BY LMS
Cowbridge Museum Heritage Trail

3 Limes Court, Cowbridge,

Vale Of Glamorgan, CF71 7BL

£245,000 Leasehold

2 Bedrooms | 1 Bathroom | Open-Plan Living

An immaculately presented two-bedroom first-floor apartment situated next to the park and within a short walk of Cowbridge town centre.

Offering generous and well-appointed accommodation, the property comprises; a secure communal entrance, private entrance hall, impressive open-plan kitchen/dining area with integrated appliances leads seamlessly into the spacious lounge area, two double bedrooms both with fitted wardrobes and a contemporary shower room. Externally, there are attractive communal gardens, and an allocated parking space plus extra visitor parking. Also a garage with useful room above offering potential for a home office.

Convenient location for access to the excellent range of shops, restaurants, schools and amenities Cowbridge has to offer.

EPC Rating; D.







Directions

Cowbridge Town Centre

Cardiff City Centre – 14.0 miles

M4 Motorway Pencoed – 3.9 miles

Your local office: Cowbridge

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Summary of Accommodation

About The Property

An immaculately presented two-bedroom first-floor apartment, ideally situated within a short and convenient walk of the highly sought-after market town of Cowbridge. The property offers well-proportioned accommodation throughout, complemented by allocated parking, a garage and attractive communal gardens.

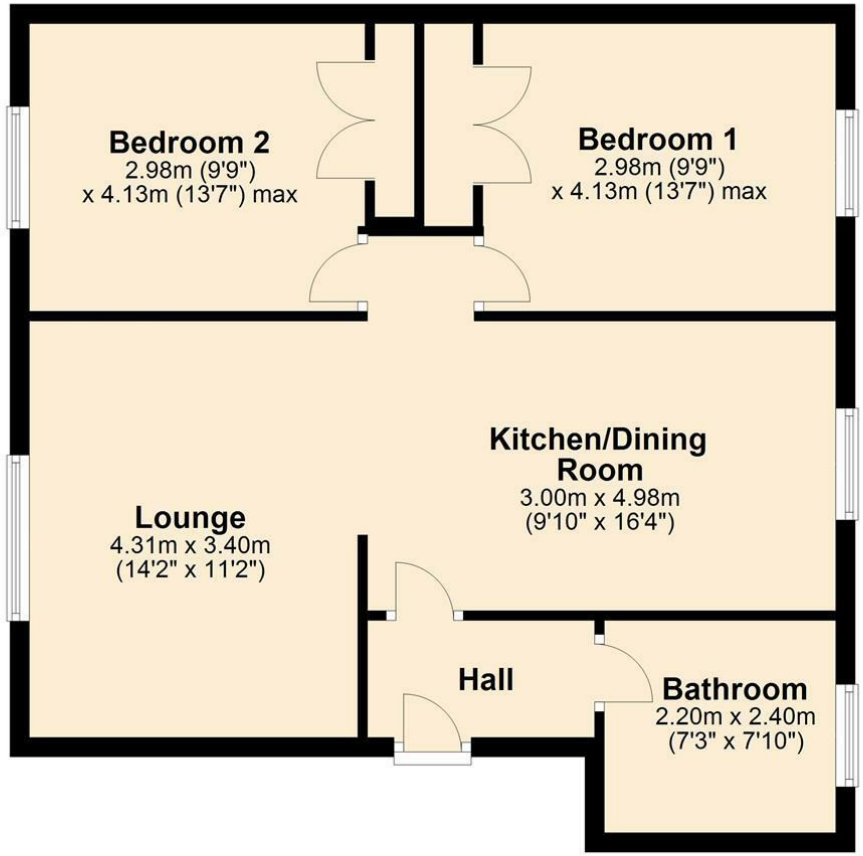
A secure communal entrance leads to the private entrance hall, which provides access to all principal rooms. At the heart of the apartment is a particularly impressive open-plan kitchen/dining room, fitted with a range of contemporary units, laminate work surfaces and a useful breakfast bar. Integrated appliances include; a fridge/freezer, oven/grill, dishwasher, microwave, washing machine, tumble drier, and induction hob with extractor above.

The kitchen/dining area flows seamlessly into the spacious lounge, creating an excellent open-plan living and entertaining space. The lounge benefits from a large window, creating a welcoming focal point.

There are two generous double bedrooms. Both bedrooms benefit from a range of built-in wardrobes and storage.

Completing the accommodation is a contemporary shower room fitted with a WC, wash hand basin, spacious shower, fitted bathroom storage and a useful airing cupboard.

First Floor



Total area: approx. 64.5 sq. metres (693.9 sq. feet)

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

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.

Gardens & Grounds

The property enjoys well-maintained communal gardens to both the front and rear, predominantly laid to lawn with a selection of landscaped areas providing an attractive setting for the apartment.

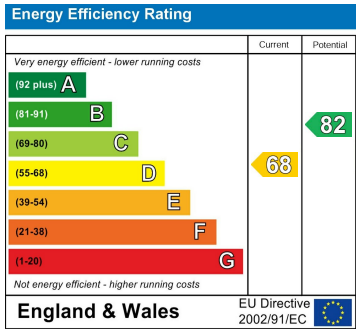
The property further benefits from an allocated parking space, together with additional visitor parking.

A particular advantage is the single garage, which is fitted with an up-and-over door and benefits from both power and lighting. Steps within the garage lead to a room above, offering excellent additional storage and potential for use as a home office or hobby space, subject to the necessary requirements.

Additional Information

Leasehold. Mains water, electricity and drainage. Share of freehold.





Scan to view property



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