

ESTABLISHED
1857

JOHN DAVID
**Watts &
Morgan**

AUCTIONEERS
ESTATE AGENTS
SURVEYORS & VALUERS

81 HIGH STREET, COWBRIDGE, SOUTH GLAM. CF7 7YN Tel. 3495 (3 lines)

1 NOLTON ST., BRIDGEND
CF31 1BX Tel. 68043 (3 lines)

BARONS CLOSE HOUSE
LLANTWIT MAJOR CF6 9XY Tel. 3456

23 THE ESPLANADE
PORTHCRAWL CF36 3YP Tel. 5155

Agents and Valuers for the Halifax Building Society

NO'S 1 and 2 ABERTHIN ROAD

COWBRIDGE



Offering an excellent opportunity for modernisation and extension, a pair of original stone built town cottages dating back possibly two hundred years, standing in grounds extending to about 0.2 acres, and within walking distance of the town centre.

The property could be suitable for a local authority grant, and when improved could provide spacious character accommodation.

The ancient and historic market town of Cowbridge offers a wide variety of high quality shops, well respected primary and secondary schooling (both within walking distance), a health centre and library, and good sporting, adult educational and sporting facilities.

Travelling to the main commercial and industrial centres of South Wales is easily accomplished:- Cardiff lies 12 miles to the east, Bridgend 6 miles to the west, and the M4 interchange at Miskin within 6 miles. There are numerous country walks close at hand, and the Heritage Coast with its variety of bathing and sailing beaches is but a short drive away.

The accommodation at present comprises:-

NO. 1 ABERTHIN ROAD

Cottage syle Entrance door leading to:-

LIVING ROOM

15'4 x 18'6 with

With beamed ceiling. Tiled fireplace with hot water back boiler, two cupboards, small pane old cottage windows with low cills.

BATHROOM

With bath and sink unit.

REAR STORE

7'9 x 6'5

and second lean to store.

LANDING

BEDROOM NO. 1

13'8 x 10'6

BEDROOM NO. 2

13'8 x 7'9

OUTSIDE W.C.

NO. 2 ABERTHIN ROAD

ENTRANCE VESTIBULE

LIVING ROOM

13'1 x 10'8

Tiled fireplace. Understairs store with glazed sink.

LANDING

BEDROOM NO. 1

8'10 x 14'2

BEDROOM NO. 2

9'2 x 10'6

OUTSIDE W.C. & STORE

OUTSIDE

Small paved forecourts to both properties.
Large rear garden with mature hedge offerin
a high degree of privacy and ample space for
extensions to the properties if required.

SERVICES

Mains electricity, water and drainage.
Mains gas is available in the road.

TENURE

FREEHOLD

RATING ASSESSMENT

Rateable Value
Rates Payable
Water Rates

PRICE

£30,000 for both proerties, subject to contract.

NOTE

The properties are subject to closing orders.

VIEWING

Strictly by appointment with the Agents.
Telephone Cowbridge 3495/6/7.