

ESTATE OF THE LATE MISS. C. EVANS.

FOR SALE BY PUBLIC AUCTION  
(UNLESS PREVIOUSLY SOLD BY PRIVATE TREATY)

THE FREEHOLD RESIDENTIAL PROPERTY  
KNOWN AS  
5, HIGH STREET,  
COWBRIDGE,  
IN THE COUNTY OF SOUTH GLAMORGAN.



AT  
THE BEAR HOTEL, COWBRIDGE,  
ON  
WEDNESDAY, 24th AUGUST, 1988  
AT  
7.00 P.M. PROMPT.

SELLING AGENTS

WATTS AND MORGAN,  
81, HIGH STREET,  
COWBRIDGE,  
SOUTH GLAMORGAN,  
CF7 7YN

TEL: 04463 3495/6/7

25 Castle Street,  
Cardiff, CF1 2BT  
Tel: (0222) 24342

81 High Street,  
Cowbridge, CF7 7YN  
Tel: (04463) 3495 (3 lines)

1 Nolton Street,  
Bridgend, CF31 1BX  
Tel: (0656) 68043

Wyndham House, Boverton Rd.  
Llantwit Major, CF6 9XZ  
Tel: (04465) 3331/2

12 Lias Road,  
Porthcawl, CF36 3AH  
Tel: (065671) 5155

SOLICITORS

MESSRS. GASKELL AND WALKER,  
20, HIGH STREET,  
COWBRIDGE,  
SOUTH GLAMORGAN,  
CF7 7AG

TEL: 04463 2212/2589



This is a deceptively spacious property, set in what must be one of the most convenient locations within Cowbridge.

From the front 5, High Street appears to be just a double fronted town cottage, but there is a most substantial wing running out from the back - in fact, it is understood that this was originally two properties, 3 and 5 High Street, now completely amalgamated.

The property is in need of much modernisation and restorative work, but does have basic amenities. In addition, a lot of the original character still remains and will form the basis for period renovation.



5, HIGH STREET, COWBRIDGE.

ACCOMMODATION

CANOPY PORCH

With wrought iron supports.

ENTRANCE HALL

From solid front door. Quarry tile floor. Staircase off to first floor.

SITTING ROOM  
15'3 x 12'4

Window to front and glazed door with side screen to garden. Tiled fireplace and mantel with fitted gas fire. Deep arched alcoves either side.

DINING ROOM  
15'2 x 10'4

Window to front. Tiled fireplace with fitted gas fire. Shelved alcove. Under stair cupboard. Telephone point.

BREAKFAST ROOM  
16'8 x 12'9

Window to side. Door to half glazed porch. Built-in York combination grate with slate over mantel. Storage heater. Hand hewn oak door leading to a Pantry which runs alongside the property for a length of 35'.

KITCHEN  
13' x 10'10

Single drainer stainless steel sink unit. Walls finished in wall boards. Window to side. Storage heater. Telephone point. Door to rear staircase.

REAR HALL

Door to side and door to:

CLOAKROOM

With w.c. and wash hand basin.

STORE ROOM  
12'1 x 8'2

Window and door to side.

FIRST FLOOR

LANDING

Window to rear. Cloakroom with original Unisan toilet (not plumbed).

BEDROOM 1.  
15'6 x 12'10

Window to front. Storage heater. Two built-in cupboards. Victorian hob grate. Gas lamp bracket. Telephone point.

BEDROOM 2.  
15'7 x 10'1

Window to front. Door off to:



5, HIGH STREET, COWBRIDGE.

DRESSING ROOM

6'2 x 11'1

Window to side.

INNER LANDING

16'11 x 5'5

Storage heater.

BEDROOM 3.

18'2 x 11'10

Window to side. High level borrowed light window to landing.

FURTHER LANDING

Which can also be approached via the rear staircase from the Kitchen. Window to side. Storage heater.

BATHROOM

15'5 x 7'10

With white suite comprising panelled bath, wash hand basin and w.c. Storage heater. Airing Cupboard with copper cylinder and immersion heater. Electric wall heater. Window to side.

OUTSIDE

The property is fronted by an enclosed cottage garden with a central pedestrian gate.

A right of way over the drive to the eastern side allows access to the side entrance, garden and store.

There is an enclosed courtyard garden to the rear most of which is crazy paved and with inset flower beds. There is a right of way across this garden in favour of Nos. 7 & 9 High St.

SERVICES

All mains services are connected. Telephone point subject to B.T. regulations.

TENURE

Freehold

RATING ASSESSMENT

Rateable Value: £195.00 Rates Payable: £422.18  
Water Rates: £171.53

VIEWING

By appointment with Messrs. Watts & Morgan  
Telephone Cowbridge 3495/6/7.

MISREPRESENTATION ACT

Watts & Morgan for themselves and the Vendor give notice that all statements in these particulars are made without responsibility and no statements contained therein are to be relied upon as statements or representation of fact. Any purchaser must satisfy himself by inspection or otherwise as to the correctness of these particulars. The Vendor and Watts & Morgan do not make or give nor any person in their employment has any authority to make or give any representation or warranty in relation to the property.