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**75 Eastgate, Cowbridge, Vale Of Glamorgan.**  
**COWBRIDGE ANTIQUE CENTRE AND**  
**SELF CONTAINED FIRST FLOOR FLAT**

**Guide Price £485,000 - Freehold**  
**FULL VACANT POSSESSION**



**In the main Road through this thriving Ancient Market Town a 60 feet deep Town shop with original period front together with a beautifully appointed self contained first floor flat with a pretty and sizeable private garden, car parking etc.**

**A rare opportunity for a business venture or Investment .**

Messrs Watts & Morgan for themselves and for the vendors or lessors of this property whose agents they are, give notice that : (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) no person in the employment of Messrs Watts & Morgan has any authority to make or give any representation or warranty whatsoever in relation to this property.

### SITUATION AND BRIEF DESCRIPTION

Located fronting the main road through Cowbridge Ancient Borough a spacious shop with self contained residential property both separately serviced each with its own Gas Fired Central Heating. The shop is currently used as an Antiques centre with but is offered for sale with full vacant possession of the shop and flat.

The flat has its own side entrance and hall with stairs to the first floor.

Cowbridge is an ancient and very historic walled Town with parts of the wall and Southgate Arch remaining. It is known for its high quality individual shops of a wide variety, many of its older buildings are Listed. Number 75, Eastgate is mainly of stone construction under a slate roof and originated as a Wesleyan Chapel dating from the 19<sup>th</sup> century. This was succeeded by a larger Chapel of the same denomination across the road now also an Antiques Centre and there are a variety of shops nearby extending into the High Street. Cowbridge attracts shoppers from a very wide area because of its individuality and services to suit all needs. Cowbridge is also known for its well regarded local Primary and Secondary Schools in addition to a Public Library, Health Centre and Old Hall Community Centre. Recreation facilities include a Leisure Centre and various Sporting Clubs which offer Tennis, Squash, Cricket, Rugby, Football and Bowls. Cowbridge lies some 13 miles West of the City of Cardiff which has the usual amenities of a Capital City including Theatres and Concert Halls as well as a main-line rail connection to London in around two hours. The area is serviced by the A48 which by-passes the Town along the route from Cardiff to Bridgend and Swansea. The M4 Motorway lies some 7 miles to the North of the Town with Junctions 33, 34 and 35 servicing The Vale. The Heritage Coast, with its cliff top walks and mixture of sandy and stony beaches, lies to the South and West.

### SHOP PREMISES - SELF CONTAINED

The shop has glazed wooden frame display windows to Eastgate with twin central entrance doors. It is unique in retaining its own original period shop front which now also has two Gas style electric lights above the front. A shared side lane leads to the Flat entrance and to double gates opening to a brick paved parking and garden area. There is also on street parking.

The shop premises have a road frontage of about 23 feet with an internal length of approximately 60 feet and internal width averaging 20 feet narrowing to the rear where there is an integral Kitchenette and toilet facilities. A recent rear entrance is 10'6" wide with double uPVC doors to the rear courtyard and garden – the ceiling height in the shop is 2.99 metres (9'10"). There is a generous number of electric power points. Security Alarm to shop.

### Storage Building

There is a detached block built storage building across the rear yard 5.82m (19'1") maximum 4.16m. 13'8". Electricity – wide entrance door.

### FIRST FLOOR FLAT

#### ACCOMMODATION

Gas fired central heating. 13 amp power points. Fitted carpets, where seen, are included in the Guide Price. The accommodation, with approximate room sizes, briefly comprises :-

A simulated Oak uPVC front door with stained glass top is approached off the side lane opening into an elegant entrance hall with arch display niche, plate glass shelves. Panelling to side of the stair case and cupboard beneath white spindle banisters. Decorative plate rack. Wired for two ceiling light points. White uPVC door and side window to rear courtyard and parking area, also access to the rear of the shop.

#### FIRST FLOOR LANDING

Side window and display alcove. Down lighters. Coved ceiling. Multi-pane glazed door with panel base opening to :-

#### Inner Hall

Store cupboard in Stelrad Gas Fired Central Heating Boiler. Fitted shelves. Arch and divider with shelf opens to :-

**Lounge / Dining Room 7.44m x 3.56m widening to 5.17m (24'5" x 11'8" widening to 17'0")**

This most attractive spacious room has a feature carved Mahogany fire place surround with decorative tiled back and hearth. Coved ceiling. Wired for three ceiling light points. Dado rail. Radiator shelf. A wide arch opens to :-

**Sitting Room 4.17m x 4.03m (13'8" x 13'3")**

A well proportioned light room. Cornice to ceiling. Brass eye-ball spotlights. Dado rail. Double uPVC French Doors open to a delightful roofed over small Balcony with iron railings overlooking the attractive rear garden.

**Study / Small Bedroom 1.99m x 1.90m (6'6" x 6'3")**

Ceiling spotlight. Fitted shelves in alcove. Oak effect laminate floor.

**Fitted Kitchen 2.43m x 2.62m (8'0" x 8'7")**

Off white panelled door units U-shape drawers with brass knobs. Wall cupboards including one glass door fitment. Two gallery display units. Grey granite effect work surfaces. Inset 1½ bowl sink and drainer. Window with east aspect. White tile splash back. Plumbing for washing machine. Gas hob, Creda gas double oven, unit housing fridge / freezer. Pine ceiling with down lighters. Arch to dining end of Living Room. Off the Dining Room an arch leads to a Night Hall with white panelled doors off. Airing Cupboard with copper cylinder with time clock, electric fuses and shelves.

**Bedroom (1) 4.58m x 3.41m gross (15'0" x 11'2" gross)**

UPVC multi-pane look window to front. This room is well fitted with a generous range of off white and mirror door, panel wardrobes and cupboards, dressing room and chest of drawers. Fitted bedside cabinets, two drawer units with an illuminated arched display recesses either side. Wired for ceiling light. Coving.

**Bedroom (2) 3.55m x 2.48m (11'8" x 8'2")**

Bed alcove with pointed natural stone back. Fitted white wardrobes, dressing table, chest of drawers. Double glazed window to front.

**Bathroom / W.C. 2.41m x 1.93m (7'11" x 6'4")**

Attractive white suite in a shell pattern with oval corner bath, pedestal wash hand basin. Illuminated mirror cabinet. Lower W.C. Corner Shower. "Essentials Electric Shower". Walls fully tiled to about three-quarters height in white and co-ordinating tiles with dado tile. Eye-ball down lighters. Towel rails etc.

**OUTSIDE**

A delightful and pretty rear garden extends from the brick courtyard and parking area to a gravelled garden area prettily planted and having a trellis screen with an arch to lawn and walled garden. Pergola at the far end. Mature trees, flower and shrub borders. Garden shed.

**SERVICES**

All mains services – water, gas and electricity are connected to the property. The shop and flat being totally separate metered.

**COUNCIL TAX**

The Shop - non-domestic Rate £3,300 – this could be paid over a three month period if required.

Flat - Band 'C' - £704. 97p. for the years 2003 / 2004.

**TENURE**

Freehold

**DIRECTIONS**

From our Cowbridge Office proceed towards the centre of Cowbridge and after passing the Town Hall and continue into Eastgate and Number 75 has a 'For Sale Board'.

**VIEWINGS**

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

**IMPORTANT NOTICE**

(1) All measurements have been taken by a sonic tape and should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed and could be subject to a small margin of error.

- (2) The photographs show only certain parts of the property at the time they were taken.
- (3) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser.
- (4) Any description or information given should not be relied upon as a statement or representation of fact or that the services are in good condition. None of the services or equipment in the property have been tested by Watts and Morgan and prospective purchasers must make their own investigations.

**Reference: CTJ/PJ - WCP 01026 - 7.2003**

