

**WATTS  
MORGAN**

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## Best Price Guide

Presented by Watts & Morgan, Cowbridge

This **Best Price Guide** provides comparable property information selected by Watts & Morgan to help establish the best market price.

### Selection Criteria

Search Radius:	3.0 miles
Postcode:	CF64 4BY
Max Price:	£700,000
Marketed by:	All agents
Date From:	21-01-2012
Date To:	22-01-2013

This guide was created using data supplied by Rightmove, which has over 20,000 members who advertise over 1,120,000 properties for sale or rent in the UK and Overseas

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Watts & Morgan, Cowbridge, 55 High Street, Cowbridge, CF71 7AE  
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£670,000

Archived

Augusta Road, Penarth, CF64  
 4 bedroom detached

Marketed from 01 Feb 2010 to 26 Jan 2012 (726 days)

**BRISQ** A detached four bedroom house situated in Lower Penarth offering deceptively spacious family accommodation in a popular and convenient location. The property was designed by the present owner and built to a high specification with quality fittings.

Sold Price History: 25 November 2011 £645,000 00 May 2003 £320,000



£650,000

Archived

Shorokot Farm House, Lockwith Hill  
 5 bedroom detached

Marketed from 05 Oct 2011 to 16 May 2012 (226 days)

**BRISQ** A stylish modern Georgian designed four bedroom family residence set within 4.5 acres of private semi rural and idyllic gardens and grounds. Beautifully equipped with pretty PVC windows, gas heating, a large fully fitted kitchen and dining room with private views across the gardens, a capacious 2...



£625,000

For Sale

Ty Gwyn, Penarth, Sully Road  
 5 bedroom detached

Marketed from 23 Oct 2012

Modern detached family home in semi-rural Penarth location. Much improved and comprising: Two reception rooms and a quality modern kitchen as well as a very large open living space, five double bedrooms, family bathroom and shower room. Large detached garage, front and rear garden. Countrywide vi...



£619,000

For Sale

Home Farm, Michaelston-le-pit, CF64  
 4HE.

Marketed from 18 Jul 2012

4 bedroom house

Within this delightful hamlet, set amongst traditional farmland, yet moments from Cardiff, stands this distinctive four bedroom semi-detached barn with double car-port and cavity constructed workshop offering annex potential. Accommodation includes a large entrance hall with gallery landing, clo...



£599,950

For Sale

Larchwood, Wenvoe, Cardiff  
 4 bedroom detached

Marketed from 01 Aug 2012

**\*NO CHAIN\* \*IMPRESSIVE EXECUTIVE DETACHED HOUSE\* \*SOUGHT AFTER AREA\* \*MUST BE VIEWED\*** An opportunity to acquire an impressive executive detached house with a large frontage and private gardens to the rear situated in the much sought after Larchwood, just off Church Rise in Wenvoe.



£589,950

Archived

Lavemock Road, Penarth, CF64  
 5 bedroom detached

Marketed from 17 Aug 2011 to 26 Jan 2012 (163 days)

**BRISQ** A UNIQUE DETACHED PROPERTY, INTELLIGENTLY MODERNISED. Four/five bedrooms 1950s build, extensively refurbished. Four of the bedrooms are en-suits. Spacious, quality fitted kitchen diner. Three reception rooms. Attractive, enclosed rear garden. Electric gates leading to off road parkin

Sold Price History: 29 February 2012 £590,000

Sold Price History

The sold price history information is provided by Her Majesty's Land Registry and the Registers of Scotland and is matched to Rightmove properties by house number and full postcode. Please note there is not always a match.

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£579,950

Archived

Penarth, Cardiff  
 4 bedroom detached

Marketed from 13 May 2011 to 22 May 2012 (377 days)

**WORTH** THROUGH THE BAY WINDOWS The couple have restored their detached period home, with its beautiful bay windows, stained glass and high ceilings

Sold Price History 25 April 2012 £530,000 01 March 1999 £164,000



£550,000

Archived

Mallards Haven, Penarth  
 6 bedroom detached

Marketed from 08 Sep 2012 to 04 Nov 2012 (58 days)

**WORTH** An excellent detached family home with six bedrooms, master bedroom en-suite, cloakroom, bathroom, study, lounge, dining room, kitchen, conservatory, utility room and a good size enclosed rear garden. Integral double garage, off road parking and a quiet location close to the cliff walk.



£545,000

For Sale

62 Cae Canol, Caversham Park, Penarth,  
 Vale Of Glamorgan  
 5 bedroom detached

Marketed from 27 Oct 2012

Set at the head of a cul de sac this double fronted detached property - greatly improved by the present owners. Impressive accommodation throughout on 3 floors. Comprising a spacious entrance hall, ground floor cloakroom/wc, lounge, formal dining room, home office, 21' x 15' conservatory - self con...

Sold Price History 17 November 2008 £515,000



Offers in Excess of £500,000

Archived

Innisfree Lockwith Road  
 5 bedroom detached

Marketed from 26 Aug 2011 to 12 Jun 2012 (293 days)

**WORTH** This truly superb five bedroom residence of charm, occupies a level location, surrounded by executive properties, with its own privacy and security. The property benefits from a semi rural position. Penarth centre is still only a few minutes driving distance away, and the M4 corridor makes for...

Sold Price History 12 June 2012 £490,000



£499,950

Archived

Meadowview Court, Sully, Penarth  
 4 bedroom detached

Marketed from 10 Jun 2011 to 29 Mar 2012 (295 days)

**WORTH** With stunning countryside views this unique and individually designed detached family home must be viewed internally to appreciate the accommodation this home has to offer. Set just a few minutes walk from local amenities, schools and local bus routes.

Sold Price History 24 April 2012 £460,000

**Sold Price History**

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£485,000

For Sale

Merthyr Dyfan Court, Vale Of Glamorgan  
5 bedroom detached

Marketed from 08 Sep 2012

An imposing detached double fronted five bedroom family residence, located within a small exclusive gated complex of just five detached houses. This bright and spacious home offers well designed accommodation with the benefits of luxurious hardwood effect double glazed PVC windows, stunning inter...



£479,500

For Sale

Cross Common Road, Dinas Powys  
5 bedroom detached

Marketed from 21 Aug 2012

A deceptively spacious freehold detached 5 bedroom former bungalow set on a good size plot, offering excellent family accommodation, which could be extended or redeveloped subject to gaining planning permission.



£465,000

For Sale

Is Y Coed, Wenvoe, CFS  
3 bedroom detached

Marketed from 07 Jun 2012

**SOLD** An EXECUTIVE DETACHED RESIDENCE enjoying a pleasant position within a small select cul-de-sac in the popular and sought after semi-rural village of Wenvoe.

Sold Price History 20 October 2012 £440,000



Guide Price £450,000

For Sale

Lettons Way, Dinas Powys, Vale Of Glamorgan, CF64 4BY  
5 bedroom detached

Marketed from 13 Jan 2012

A substantial detached property in beautifully landscaped grounds. Accommodation comprises a reception hall, cloakroom, lounge, dining room, kitchen/breakfast room, sitting room, utility, billiard room, master bedroom with en-suite bathroom, 4 further double bedrooms and a family bathroom. Attract...

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