



38 Hillside Drive

Cowbridge CF71 7EA

Offers Over £350,000

HARRIS & BIRT



A three bedroom detached property situated in a quiet cul de sac and within easy walking distance of the heart of Cowbridge town centre. The accommodation briefly comprises entrance hall, living room, kitchen and dining room to ground floor. Stairs lead up to three double bedrooms and bathroom. The outside offers an enclosed, pretty rear garden with a brick built storage shed with side access to front.

The town centre of the market town of Cowbridge is within comfortable walking distance and offers a wide range of facilities including schooling of excellent reputation for all ages, a wide range of shops both national and local and now including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, cricket club, tennis club, squash club, bowls club, football club etc. Countryside pursuits including golf, horse riding etc are available in the surrounding areas. The heritage coastline is just a few miles to the south. The good local road network including access to the M4 brings major centres within easy commuting distance including the capital city of Cardiff. Main line railway links via Cardiff and Bridgend and Cardiff Wales Airport is within easy driving distance.

Accommodation

Ground Floor

Entrance Hall 4 x 4'3 (1.22m x 1.30m)

Entered via wooden partially glazed front door. Wooden floor boards. Skimmed walls and textured ceiling. Pendant ceiling lighting. Leads to;

Living Room 14'3 x 15'8 (4.34m x 4.78m)

Wooden floor boards. Skimmed walls and skimmed ceiling. Pendant ceiling lighting. UPVC window to front. Electric wood effect fire. Radiator.

Kitchen 10'7 x 15'8 (3.23m x 4.78m)

Tiled flooring. Partially skimmed walls and textured ceiling with spot lighting. UPVC window to front. UPVC French doors to rear. Solid wood hand made kitchen units with solid wood work tops. Built in dishwasher and washing machine. Electric cooker with gas top. Solid wood breakfast bar. Storage cupboard under stairs houses boiler. Radiator.

Dining Room 11'7 x 11'7 (3.53m x 3.53m)

Wooden floor boards. Skimmed walls and skimmed ceiling. Pendant ceiling lighting. Wall lighting. UPVC window to rear. UPVC French doors to garden. Radiator.

First Floor

Landing

Carpeted flooring. Skimmed walls and textured ceiling. Pendant ceiling lighting. Velux window. Access to loft hatch.

Bedroom Two 11'7 x 14'10 (3.53m x 4.52m)

Laminate wood effect flooring. Skimmed walls and textured ceiling. Ceiling spotlights. Window to side with plantation shutters. Built in wardrobe. Radiator.

Primary Bedroom 9'9 x 14'2 (2.97m x 4.32m)

Carpeted flooring. Skimmed walls and textured ceiling. Pendant ceiling lighting. UPVC window to front with plantation shutters. Radiator.

Bedroom Three 7'8 x 14'2 (2.34m x 4.32m)

Carpeted flooring. Skimmed walls and textured ceiling. Pendant ceiling lighting. UPVC window to front with plantation shutters.

Family Bathroom 6'0 x 3'5 (1.83m x 1.04m)

Three piece suite in white with pedestal wash hand basin, low level w/c and panelled bath. Skimmed walls, Textured ceiling. Tiled splashback for hand basin and bath surround. Velux. Heated towel rail.

Outside

To the front of the property there is off-road parking for two cars laid to red brick paviour. Side access to rear garden. Private enclosed garden with mixture of lawn and brick paving. Good size brick built shed.

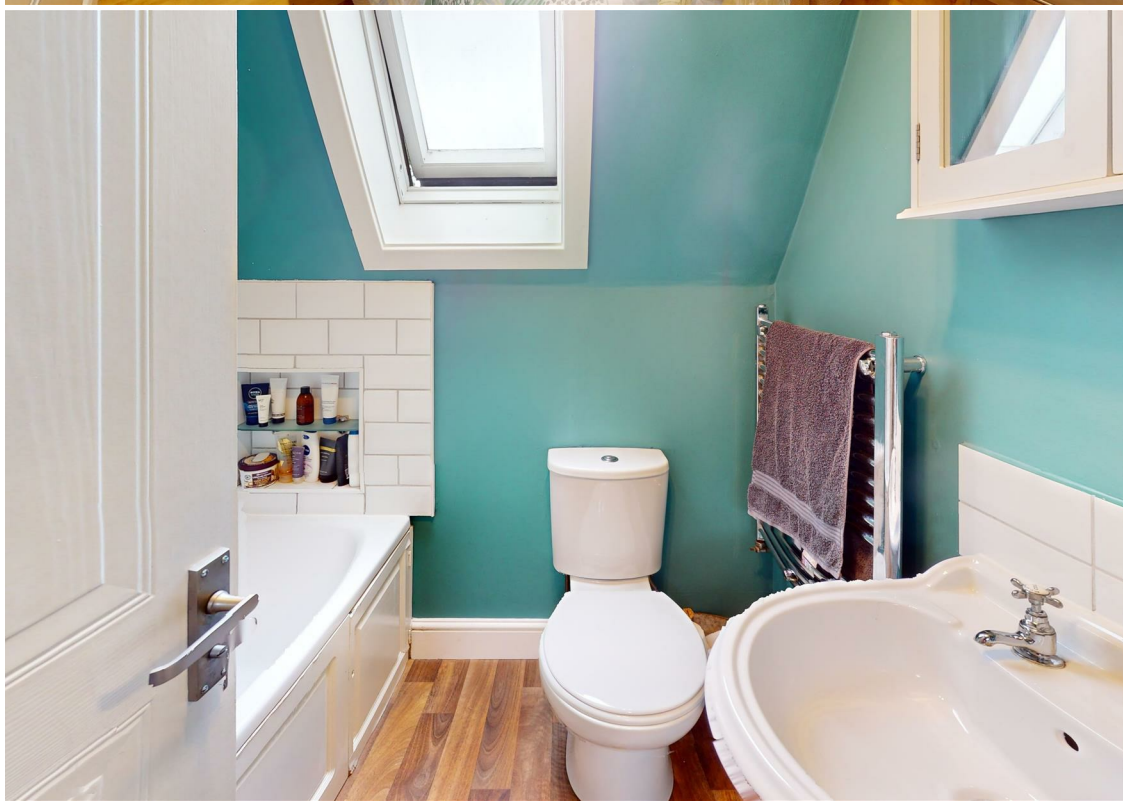
Services

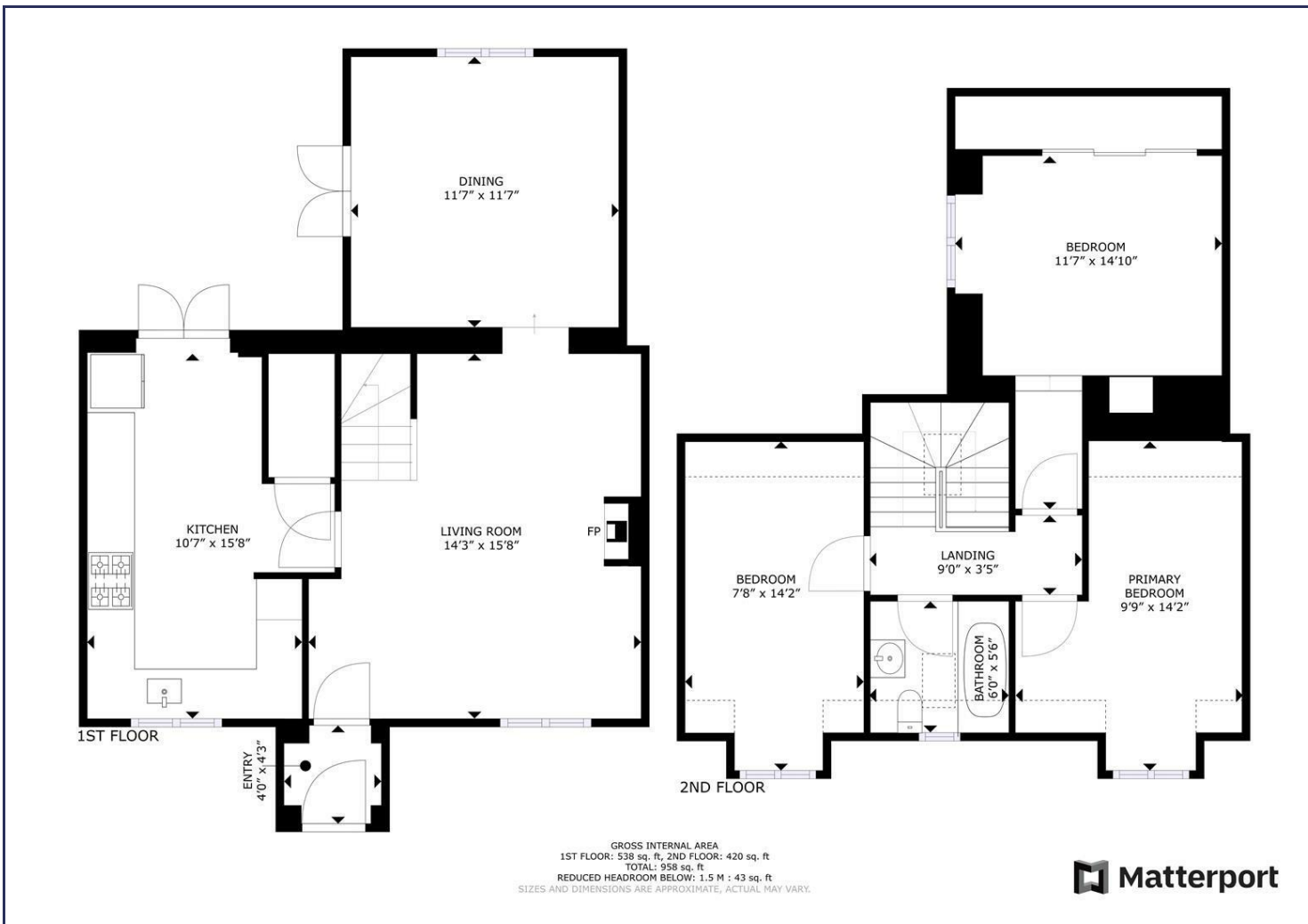
Mains gas, electric water and drainage The property is freehold. Council tax band E

Directions

From our offices at 65 High Street turn left and proceed up to the traffic lights. Turn right onto the St Athan Road and take the first main turning left into Hillside Drive bearing left at the T junction. Follow the road around for about 300 yards and turn right into the cul de sac of houses and the property is at the end of the road.







HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

