



## 4 Aubrey Terrace

Cowbridge, CF71 7DN

Price £299,950

HARRIS & BIRT





A traditional mid terrace property located in a most convenient position running parallel to Cowbridge High Street. The immaculately presented accommodation briefly comprises: kitchen/breakfast room, living room/ dining room and bathroom to ground floor. There are three bedrooms and an en suite on the first floor. Outside benefits from a private courtyard to the rear.

The property is situated within a comfortable walking distance of Cowbridge High Street, that 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

#### Living Room 14'4" x 12'9" (4.37m x 3.89m)

Entered via UPVC double glazed front door. Carpeted flooring. Papered walls. Skimmed and coved ceiling. Pendant ceiling lighting. Two radiators. Brick fireplace with log burner. Exposed original wood beams.

#### Dining Room 14'4" x 12'9" (4.37m x 3.89m)

Carpeted flooring. Papered walls. Skimmed and coved ceiling. Pendant ceiling lighting. Space for good sized table and chairs. Exposed brick work and lead lined glass decorative window into kitchen.

#### Kitchen/Breakfast Room 12'10 x 14'7" (3.91m x 4.45m)

Vinyl flooring. Papered walls. Skimmed ceiling. Range of wall and base units in white gloss. Electric oven with gas hob. Laminate work surfaces. Tiled splashback. Space for undercounter dishwasher and washing machine. Space for table and chairs. UPVC window to rear.

#### Bathroom 7'0" x 6'2" (2.13m x 1.88m)

Vinyl wood effect flooring. Tiled walls. Wood panelled ceiling. Pendant ceiling lighting. UPVC

window to rear. Three piece suite in white. Low level W/C. Pedestal wash hand basin. Panelled bath with shower facilities.

#### Rear Hall 5'11" x 4'2" (1.80m x 1.27m)

Entered via UPVC double glazed door. Vinyl wood effect flooring. Partially wood panelled and tiled walls. Storage cupboard.

### First Floor

#### Landing 5'5" x 13'0" (1.65m x 3.96m)

Carpeted flooring. Papered walls. Skimmed and coved ceiling. Pendant ceiling lighting. Storage cupboards. Leads to all first floor rooms.

#### Master Bedroom One 14'4" x 12'8" (4.37m x 3.86m)

Carpeted flooring. Papered walls. Skimmed and coved ceiling. Pendant ceiling lighting and ceiling fan. UPVC double glazed window to front. Cupboard and shelving to alcove. Radiator.

#### Bedroom Two 8'8" x 10'5" (2.64m x 3.18m)

Carpeted flooring. Papered walls. Skimmed and coved ceiling. Ceiling spotlighting. UPVC double glazed window to side. Radiator.

#### Bedroom Two Ensuite

Vinyl flooring. Partially tiled and papered walls. low level w/c. Wash hand basin. Shower cubicle with glazed door.

#### Bedroom Three 8'8" x 10'5" (2.64m x 3.18m)

Carpeted flooring. Papered walls. Skimmed and coved ceiling. Pendant ceiling lighting. UPVC double glazed window to rear. Cupboard above the stairs. Radiator.

### Outside

To the rear of the property is a private courtyard laid predominately to block paving. The court yard also benefits from side access to the front of the property.

### Services

All mains services are connected to the property. Heating via gas combination boiler. UPVC double glazing throughout. Freehold.

### Directions

From our office at 67 High Street, walk down the High Street across the river and turn right into The Limes. Follow the road around the bend travelling along Borough close, number 4 is on your left hand side just before the turning into Cae Stumpie.













FLOOR 1

FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 629 sq.ft. FLOOR 2 467 sq.ft.  
 TOTAL : 1,096 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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