



11a Westgate

Cowbridge, CF71 7AQ

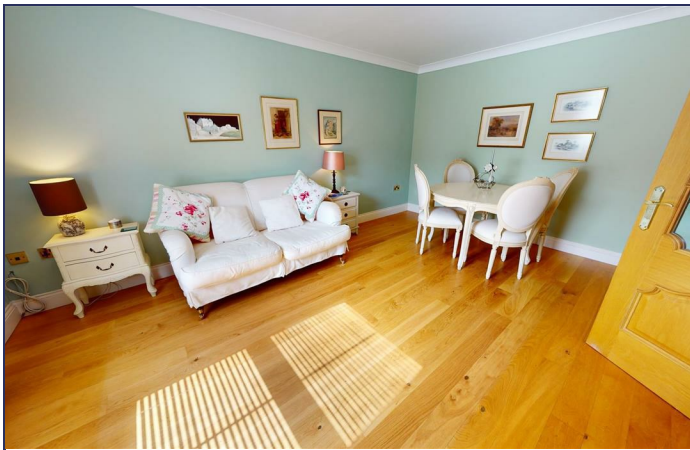
Price Guide £545,000

HARRIS & BIRT



An excellent opportunity to purchase this modern, well presented and high specification three bedroom townhouse situated within close walking distance of Cowbridge High Street and all it's amenity. The property benefits from off road parking to rear and an attractive, private and secluded garden to rear. The accommodation briefly comprises; entrance hall, living room, WC, kitchen/dining room to ground floor, to the first floor are two double bedrooms (one is currently in use as a living room) and family bathroom, bedroom 3 benefits from its own dressing room. Stairs lead up from the landing to a good sized master suite with en suite bathroom. Further benefits include underfloor heating to all levels, oak fitted doors and flooring through the ground floor, as well as high quality kitchen and bathrooms.

The property is within a seconds walk 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

Entrance Hall

Access via wooden front door with open access to quarter turn stair case and range of ground floor communicating doors. Skimmed walls. Coved and skimmed ceiling. Oak laid floor. Alarm panel housed to wall. High level opaque glazed window allowing plenty of natural light. Good sized under stairs storage cupboard behind oak door with open shelving and good size storage space.

Living/Dining Room 15'8" x 11'9" (4.80m x 3.60m)

Excellent sized principal reception room with wooden double sash window to front with inset horizontal blind. Skimmed walls. Coved and skimmed ceiling. Matching oak laid flooring.

Kitchen/ Dining Room 10'5" x 19'0" (3.18m x 5.80m)

Modern shaker style fitted kitchen with a range of wall and base units set under and over with mottle effect worksurface with features to include integrated up and over fridge/ freezer behind matching decor panel, wall mounted glass display units, Smeg four ring hob with chrome chimney extractor and underset Smeg electric fan oven, chrome 1.5 sink and drainer, integrated AEG washing machine behind matching decor panel, integrated Electrolux dish washer behind matching decor panel. British Gas fitted combination boiler housed to wall set behind a matching shaker style wall unit. Under counter lighting. Fully skimmed walls. Tiled splash back. Coved and skimmed ceiling. Chrome LED spotlighting. Wooden double glazed sash window to rear elevation. Wooden glazed double doors opening out onto rear elevation. Matching oak laid floor.

WC

Two piece suite in white comprising low level WC and pedestal wash hand basin. Half tiled walls. Further skimmed walls. Coved and skimmed ceiling. Matching oak laid floor.

First Floor

Landing

Access via full turn staircase from entrance hall to open landing with doorway access through to staircase to second floor. Communicating doors to all first floor rooms. Good sized airing cupboard housing the underfloor heating manifold with range of open shelving. Underfloor heating thermostat housed to wall.

Bedroom Two/Living Room 10'5" x 19'0" (3.20m x 5.80m)

Currently in use as an attractive first floor living space. Two wooden glazed sash windows to rear elevation. Inset gas coal effect fire set on a marble hearth with matching surround. Skimmed walls. Coved and skimmed ceiling. Oak laid floor.

Bedroom Three 9'9" x 12'2" (2.99m x 3.71m)

Good size double bedroom to the front elevation with wooden double glazed sash window to front. Skimmed walls. Coved an skimmed ceiling. Fitted carpet. Oak doorway opens through into bedroom two dressing room.

Dressing Room 5'10" x 6'6" (1.80m x 2.00m)

Good size space offering power and light currently fitted with hanging rails and open shelving. Skimmed walls. Coved and skimmed ceiling. Fitted carpet.

Bathroom Two 5'7" x 8'6" (1.71m x 2.60m)

Three piece suite in white comprising tiled panel bath with fitted chrome taps and integrated Mira shower and separate shower head. Low level WC. Pedestal wash hand basin. Fully tiled walls and floor. Skimmed ceiling and LED spotlighting. Extractor fan.

Second Floor

Master Bedroom 14'2" x 14'9" (4.32m x 4.50m)

Access via quarter turn staircase to good sized master bedroom with skimmed walls and ceiling. Fitted carpet. Range of build in eaves storage cupboards to Velux set into eaves. Communicating door through into master en suite bathroom.

Bathroom One

Three piece suite in white comprising oversized walk in shower cubicle. Integrated Mira shower and shower head attachment. Low level WC and wash hand basin. Fully tiled walls and floors. PVC clad ceiling.

Gardens and Grounds

The property is situated on Westgate within just a seconds walk of Cowbridge High Street set back off the pavement via a block built dwarf wall giving forecourt access to the front door. There is pedestrian side access. An attractive rear garden that's private and secluded to all boundaries via high level close boarded fencing and block build rendered wall. Pedestrian raw iron gate access to the off-road parking behind. The garden is flat, private while offering easy maintenance with a patio laid terrace and path, small portion of lawn and further al fresco dining terrace to the rear. Raised beds and borders with matured flora throughout providing privacy to the rear. Timber built garden shed to remain. Access to side via ledged and braced wooden gate.

Services

The property is serviced by mains gas electric water and drainage. Underfloor heating to all three floors. Property is serviced by a British Gas combination boiler housed to kitchen wall cupboard.

Directions

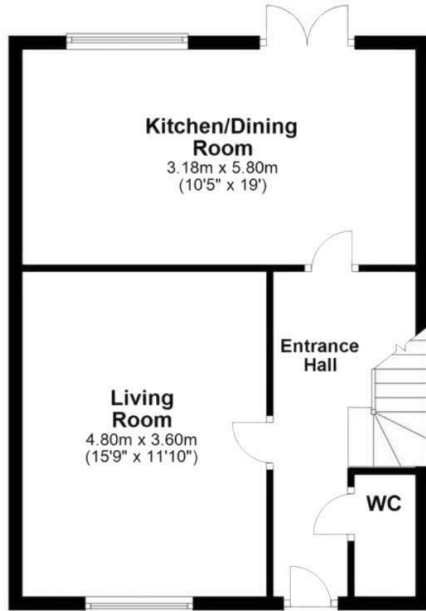
The property sites on Cowbridge High Street. From our office in Cowbridge at 67, High Street take a right out onto Westgate, within a short walk the property sits on your right hand side with a Harris & Birt board outside.





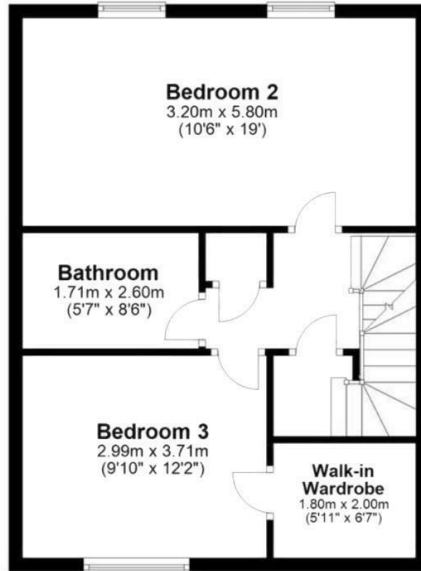
Ground Floor

Approx. 46.9 sq. metres (504.4 sq. feet)



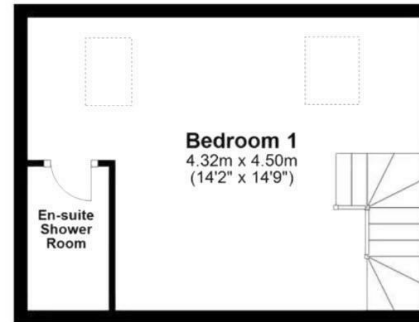
First Floor

Approx. 47.3 sq. metres (509.6 sq. feet)



Second Floor

Approx. 25.2 sq. metres (271.2 sq. feet)



HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	



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