



# Flat, 71 Eastgate

Cowbridge CF71 7AA

Price £275,000

HARRIS & BIRT



Grade II listed building which offers great living accommodation and access to Cowbridge High Street. The apartment benefits from a spacious lounge/dining area with two windows overlooking Eastgate, kitchen, two double bedrooms and a bathroom.

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

### Entrance

Entered via hardwood door with semi-circular obscure windows to top. Tiled flooring. Carpet staircase up to first floor apartment. Space for cloaks.

### First Floor

#### Living Room / Dining Room 19'4 x 17'0 (5.89m x 5.18m)

Two windows overlooking front. Carpet flooring. Skimmed walls with feature stone walls. Skimmed ceiling. LED spotlights. Feature studded electric fireplace. Door through to kitchen. Radiators.

#### Kitchen 13'11 x 8'3 (4.24m x 2.51m)

Fitted kitchen with features to include wall and base units. Four ring gas hob with cooker hood above. Electric oven under. 1.5 stainless steel sink bowl and drainer and hot and cold mixer tap. Window overlooking side aspect. Integrated fridge/ freezer. Integrated dishwasher. Integrated washing machine. Vinyl flooring. Wood effect work surface.

#### Bedroom One 9'10 x 12'2 (3.00m x 3.71m)

Carpet flooring. Skimmed walls and ceiling. Velux window. Pendant ceiling light. Radiator.

#### Bedroom Two 10'4 x 9'4 (3.15m x 2.84m)

Velux window. Carpet flooring. Pendant ceiling light. Skimmed walls and ceiling. Radiator.

#### Bathroom 7'6 x 5'7 (2.29m x 1.70m)

Two piece suite with wash hand basin set onto vanity unit with storage below. Bath with rainfall shower head and separate shower head attachment with hot and cold mixer taps. Dual flush WC. Window to side aspect. Fitted cupboards. Boiler housed in cupboard. Skimmed walls and ceiling. Vertical towel rail.

### Services

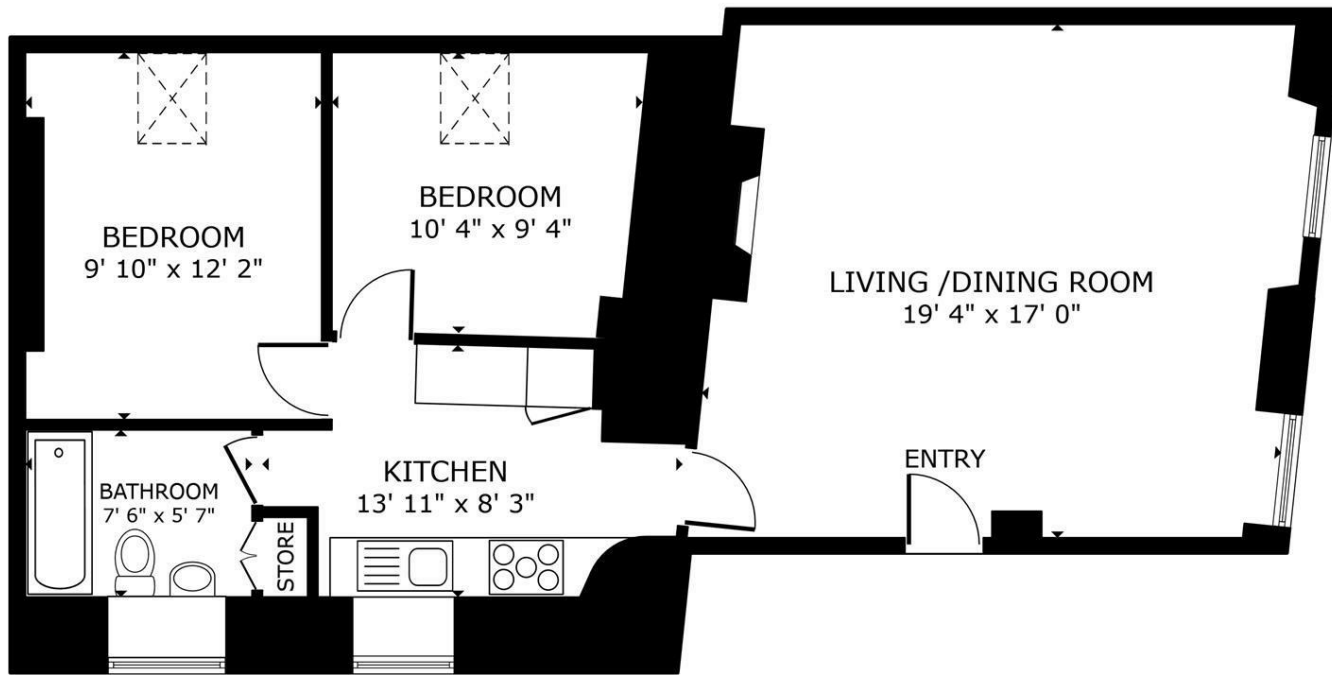
Mains gas, electric water and drainage. The property is to be sold on a leasehold basis with a 125 year lease dating from March 25th 2016. No service charge. £50 per annum ground rent.

### Directions

From our offices at 65 High Street, turn left and walk down the High Street and crossing the River Thaw into Eastgate. Number 71 is on your left hand side.







FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 747 sq.ft.  
TOTAL : 747 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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