



3 Hopyard Meadow

Cowbridge CF71 7AN

Price £229,950

HARRIS & BIRT



This well laid out ground floor flat enjoys a pleasant aspect both to front and rear situated within walking distance of Cowbridge High Street and all its amenities. The accommodation briefly comprises entrance hallway, kitchen, living room, shower room and two good sized bedrooms, all found in excellent condition modernised thoroughly by the current vendor. The property offers potential for investors, first time buyers and downsizers alike.

It is located in a well regarded development in a particularly convenient location with a short level walk down Westgate into the High Street in the heart of the town bringing all of the towns excellent facilities within easy walking distance. These include a wide range of shops both national and local including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, cricket club, bowls club, tennis club etc. Cowbridge is an attractive market town in the heart of the Vale of Glamorgan with the heritage coastline just a few miles to the south. The good local road network brings major centres including the capital city of Cardiff, Bridgend, Newport, Swansea etc all within easy commuting distance.

Accommodation

Entrance Hallway

Grey wood effect flooring. Access to bathroom and open plan leading to main reception area.

Kitchen 10'5" x 6'10" (3.2m x 2.1m)

Modern fully fitted kitchen with white units. Tiled flooring. Fitted with integrated oven and hob, fridge freezer and slimline dishwasher. Stainless steel sink and drainer. Wall mounted boiler. Window to rear elevation overlooking the communal lawned rear garden area.

Living Area 15'8" x 15'7" (4.8m x 4.75m)

Spacious light and airy open plan living area. Window overlooking side aspect. Grey wood effect porcelain floor tiles.

Bedroom One 10'9" x 12'5" (3.3m x 3.8m)

Good sized main bedroom with window to front aspect and fitted with neutral carpet.

Bedroom Two

A second good sized bedroom with window to rear

aspect and fitted with neutral carpet. Ideal for use as a study or second bedroom.

Shower Room 9'2" x 5'6" (2.8m x 1.7m)

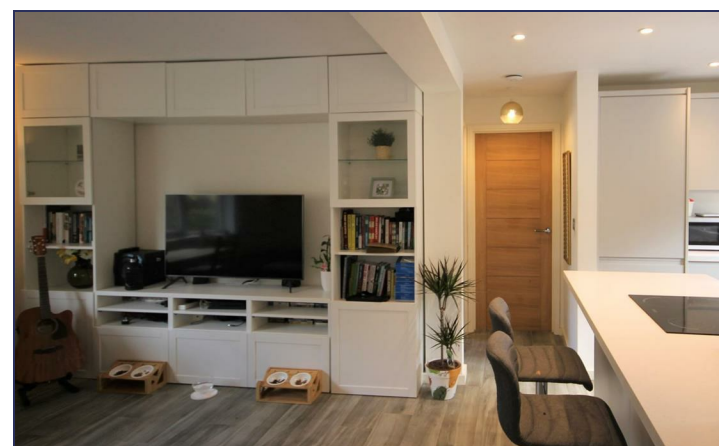
Fully tiled walls and floor. Inset ceiling spotlights. Suite in white comprising modern low level flush WC and pedestal wash hand basin. Large walk in shower with rain showerhead and hand held attachment enclosed by a glass screen. Chrome wall mounted heated towel rail. Wall mounted bathroom cabinet with illuminated lighting feature. Underfloor heating.

Services

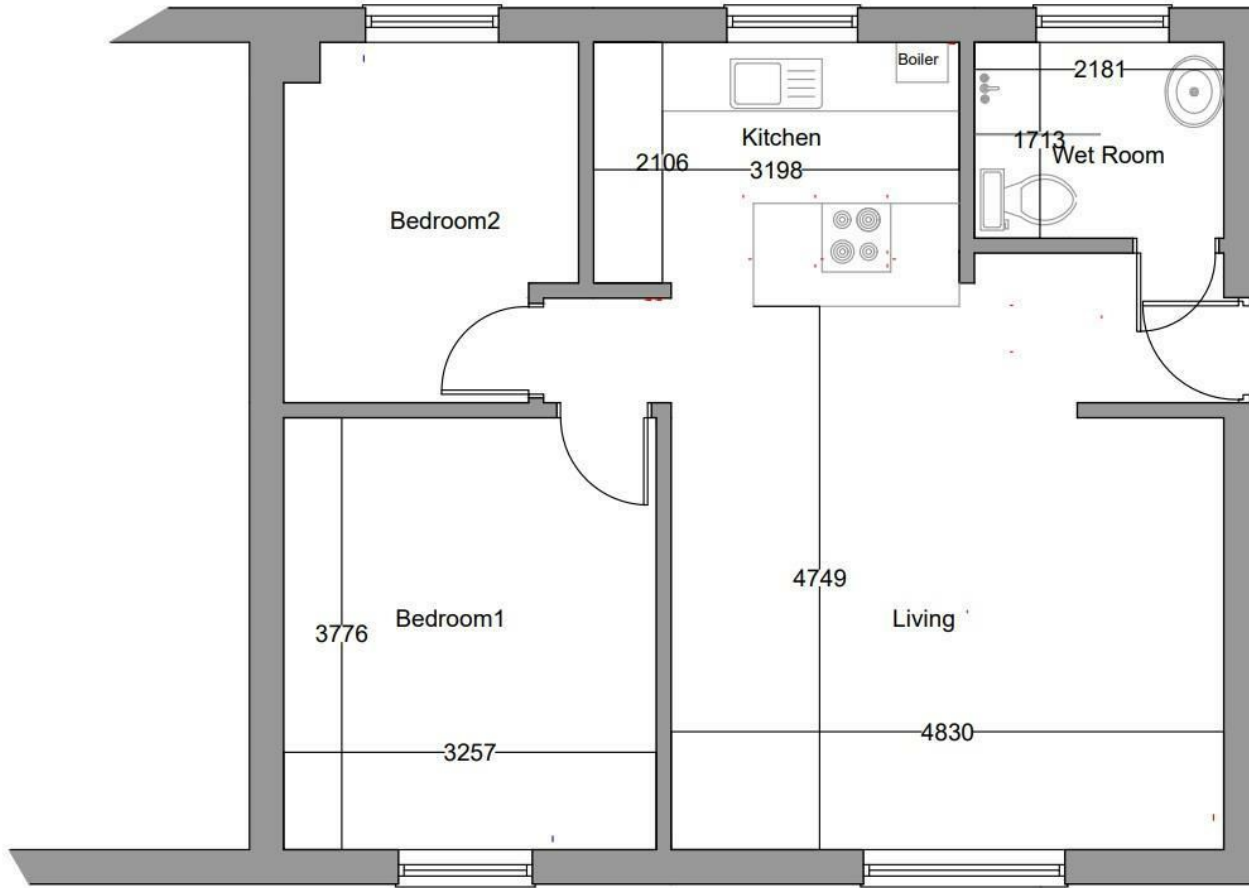
Mains gas, water, electricity and drainage. An annual service charge is applicable. Please enquire at our office for further details.

Directions

From our office at 65 High Street turn right up towards Westgate, travel approximately 500 yards before turning left into Hopyard Meadow.







HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

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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	70	77

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		

