



# 10 Lake Hill Drive

Cowbridge CF71 7HR

Offers In Excess Of £489,950

HARRIS & BIRT



A spacious three, formerly four, bedroom detached property situated at the head of a small, pretty cul-de-sac on the popular Brookfield Park development and within walking distance of Cowbridge High Street. The property offers excellent accommodation comprising entrance porch, hall, cloakroom, living room, dining room, kitchen, conservatory and double garage. To the first floor are three double bedrooms and a family bathroom.

Cowbridge is an attractive market town located in the heart of the Vale of Glamorgan with local facilities including schooling of excellent reputation for all ages, a wide a shops both national/local, library, health centre, sporting and recreational facilities including leisure centre, cricket club, tennis club, squash club, bowls club, rugby club, football club etc. The Heritage Coastline is just a few miles to the south. The good local road network including the A48 and M4 brings major centres within easy commuting distance including the capital city of Cardiff, Newport, Swansea, Bridgend, Llantrisant etc.

## Accommodation

### Ground Floor

#### Entrance Porch

The property is entered via part glazed porch with further door into main central hallway.

#### Hallway 12'6 x 9'8 (3.81m x 2.95m)

Wood block parquet floor. Under stairs storage cupboard. Pendant ceiling light. Stairs to first floor.

#### W.C

Low level WC. Wall mounted corner wash hand basin with tiled splash back. Wood effect laminate floor. Obscure glazed window to rear. Pendant ceiling light.

#### Living Room 18'2 x 12'7 (5.54m x 3.84m)

Large window over looking front. Further window to side. Feature fireplace containing inset coal effect gas fire set on marble hearth with wooden mantel over. Carpet flooring. Pendant ceiling light. Radiator. Arch opening though to dining room.

#### Dining Room 9'6 x 10'5 (2.90m x 3.18m )

Window overlooking front. Wood block parquet flooring. Pendant ceiling light. Door into kitchen.

#### Kitchen 12'6 x 10'5 (3.81m x 3.18m)

Modern shaker style fitted kitchen with features to include: range of wall and base units with laminate work tops and tiled splash backs. 1.5 bowl inset sink with curved hot and cold mixer tap and draining grooves. Four ring gas hob with tiled splash back and wall mounted extractor fan over. Eycline inset Neff oven and grill. Under counter fridge with matching decor panel. Plumbing and space for under counter washing machine. Vinyl flooring. Space for table and chairs. Large window over looking rear garden. Radiator. Pendant ceiling light. Door to hallway.

#### Sun Room 14'1 x 10'4 (4.29m x 3.15m)

Glazed to two sides with French doors opening onto rear patio. Tiled floor. Radiator. Ceiling spotlights. Door to garage.

#### Workshop/Garage 16'11 x 17'3 (5.16m x 5.26m )

Currently used as utility room with plumbing for washing machine and space for tumble dryer. Cupboard housing wall mounted gas boiler. Window over looking rear garden. Door to garage - Up and over electric garage door. Window to rear. Light and power.

### First Floor

#### Landing 12'6 x 12'10 (3.81m x 3.91m)

Carpet floor. Airing cupboard housing hot water tank. Loft access hatch. Pendant ceiling light. Radiator.

#### Master Bedroom 18'2 x 12'7 (5.54m x 3.84m)

Large window overlooking front. Further window to side with countryside views beyond. Range of fitted wardrobes. Carpet floor. Radiator. Ceiling spotlight.

#### Bedroom Two 9'6 x 10'5 (2.90m x 3.18m )

Window overlooking front. Fitted wardrobes with mirrored sliding doors. Carpet floor. Radiator. Pendant ceiling light.

#### Bedroom Three 7'11 x 10'5 (2.41m x 3.18m )

Large window over looking rear garden. Fitted wardrobes with mirrored sliding doors. Carpet floor. Radiator. Pendant ceiling light.

#### Family Bathroom

Three piece suite in light grey comprising panelled bath with hot and cold mixer tap. Low level hidden cistern dual flush WC. Built in wash hand basin with hot and cold taps. Corner shower cubicle with wall mounted mains connected shower. Obscure glazed window to side. Fully tiled walls. Tiled effect Vinyl floor. Pendant ceiling light. Extractor fan.

#### Outside

Driveway to the front offering off road parking for several vehicles leading to double garage. Front garden mainly laid to lawn. Secure side gate offering access through to rear garden. Wrap around lawned rear garden with mature planted borders and fence boundaries to all sides. Area of paved patio with access from conservatory.

#### Services & Tenure

All mains services connected to the property. Double glazing throughout. Heating via gas boiler housed to rear of garage.

Freehold

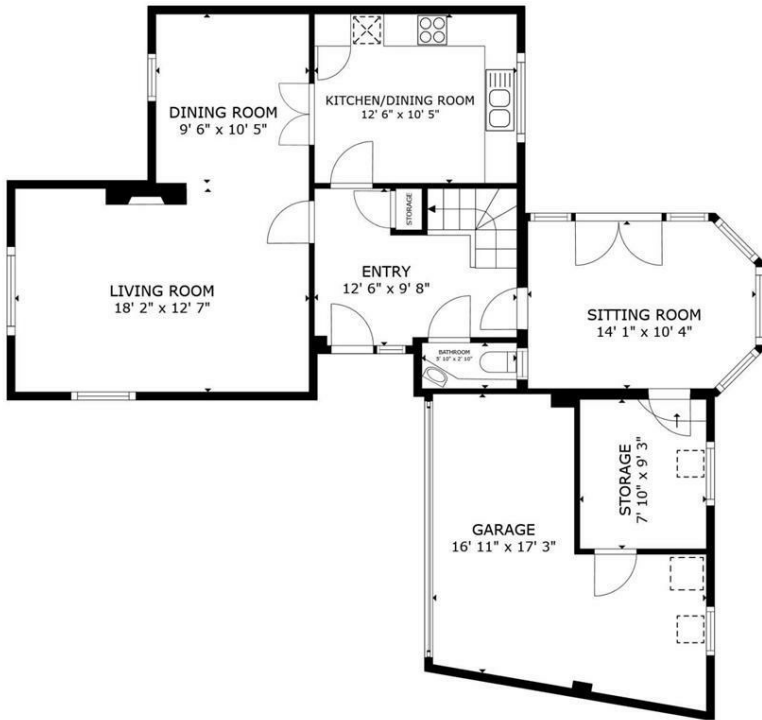
Council Tax - Band F

#### Directions

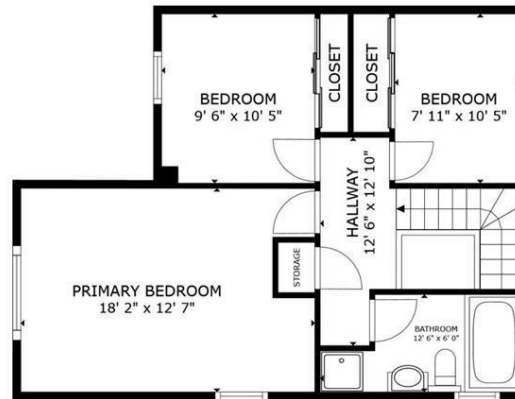
From our offices at 65 High Street turn left and proceed up to the traffic lights. Turn right onto St Athan Road. Bear left staying on St Athan Road then take the next right into Brookfield Park. Follow the road around and take your second left into Lake Hill Drive. Go straight up to the head of the close where number 10 is located on your right hand side in, dicated by a Harris & Birt for sale sign.







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1 841 sq.ft. FLOOR 2 631 sq.ft.  
 EXCLUDED AREAS : GARAGE 227 sq.ft.  
 TOTAL : 1,472 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

67 High Street, Cowbridge, CF71 7AF

01446 771777 cowbridge@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF

02920 614411 cardiff@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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