



## 5 Hillside Drive

Cowbridge, CF71 7EA

Asking Price £450,000

HARRIS & BIRT



Harris & Birt are pleased to offer to market this four bedroom link detached property, situated in a prominent spot within the ever popular cul de sac of Hillside Drive, comprising range of modern properties within easy walking distance of Cowbridge High Street and all its amenities. The property is found in excellent condition and briefly comprises; entrance hall, living room, dining room, kitchen, utility and WC to ground floor. Stairs lead up to a first floor landing with four bedrooms, master en suite and family bathroom. Further benefits include a range of built in wardrobes to two of the four bedrooms and modern fittings throughout. Offering driveway parking to front and integrated garage, set back from the road via a parcel of lawn and an attractive rear garden, the property benefits from excellent views to the rear.

Hillside Drive in itself is a fantastic spot, with the town centre of the market town of Cowbridge within comfortable walking distance and 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

#### Entrance Hallway 5'11" x 10'4" (1.80m x 3.15m)

Property is entered via UPVC front door with glazed lead lined windows into entrance hall. Skimmed walls. Textured ceiling. Pendant ceiling light. LVT floor. Radiator. Access to all ground floor rooms.

#### Kitchen 8'4" x 12'6" (2.54m x 3.81m)

Fitted kitchen with features to include range of wall and base units in wood effect. Laminate work surfaces. Neff gas hob. Electric Neff double oven. Stainless steel sink and drainer with mixer tap. Built in dishwasher. LVT floor. Skimmed walls. Skimmed ceiling.

#### Utility Room 5'8" x 8'3" (1.73m x 2.51m)

Space for under counter washing machine and tumble dryer. LVT floor. Skimmed walls and ceiling. Pendant ceiling light. Radiator. UPVC door with window leading out to rear garden.

#### WC 5'7" x 2'7" (1.70m x 0.79m)

LVT laid floor. Skimmed walls and ceiling. Pendant ceiling light. Window to rear. Radiator.

#### Dining Room 9'2" x 10'7" (2.79m x 3.23m)

UPVC window to rear. Carpet floor. Skimmed walls. Textured ceiling. Pendant ceiling light. Radiator.

#### Living Room 11'6" x 21'3" (3.51m x 6.40m'0.91m)

UPVC window to front. Carpet floor. Skimmed walls. Textured ceiling. Pendant ceiling light. Radiator. Gas coal effect fireplace. Sliding door to rear garden.

### First Floor

### Landing

Offering access to all first floor rooms. Straight staircase.

#### Master Bedroom 11'2" x 12' (3.40m x 3.66m)

UPVC window to front. Carpet floor. Skimmed walls. Textured ceiling. Pendant ceiling light. Radiator. Access to over stairs cupboard. Built in wardrobe. Door leads to en suite.

#### Master Suite Bathroom One

Three piece suite in white comprising pedestal wash hand basin. Low level WC. Quarter quadrant shower cubicle with shower head fitment. UPVC glazed window to side. Pendant ceiling light. Vinyl floor. Tiled and PVC panelling to walls. Textured ceiling.

#### Bedroom Two 11'10" x 12' (3.61m x 3.66m)

UPVC window to front. Carpet floor. Skimmed walls. Textured ceiling. Pendant ceiling light. Radiator. Built in wardrobes.

#### Bedroom Three 9'7" x 8'10" (2.92m x 2.69m)

UPVC window to rear. Carpet floor. Skimmed walls. Textured ceiling. Pendant ceiling light. Radiator. Built in wardrobe.

#### Bedroom Four/ Study 8'4" x 6' (2.54m x 1.83m)

UPVC window to rear. Carpet floor. Skimmed walls. Textured ceiling. Pendant ceiling light. radiator

#### Family Bathroom 7'6" x 6' (2.29m x 1.83m)

Three piece suite in white comprising pedestal wash hand basin. Low level WC. Panelled bath with bath and shower implements. Vinyl floor. Partly tiled walls. Further skimmed walls. Textured ceiling. Pendant ceiling light. UPVC window to rear.

### Outside

To the front of the property is mostly laid to lawn with decorative flower beds. Off road parking. Rear garden laid to a mixture of stone patio. Further laid to lawn over two tiers. Range of flower beds with range of shrubs. Privacy via Laurel hedging.

### Garage

Concrete block construction with light and electric. Up and over manual front garage door. To the back of the garage is a storage shed accessed from the rear garden Shed houses combination boiler.

### Services

The property is serviced by mains gas, electric, water and drainage. Property is on a water meter.

### Directions

From our offices at 65 High Street turn left and proceed up to the traffic lights. Turn right onto the St Athan Road and take the first main turning left into Hillside Drive bearing left at the T junction. Follow the road around and on your left is the property, number 5.







**HARRIS & BIRT**  
 CHARTERED SURVEYORS &  
 ESTATE AGENTS

GROSS INTERNAL AREA  
 FLOOR 1: 577 sq. ft., FLOOR 2: 546 sq. ft.  
 TOTAL: 1,123 sq. ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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

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



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