



## 3 The Limes

Cowbridge, CF71 7BJ

Price £375,000

HARRIS & BIRT





This deceptively spacious town house is walking distance to Cowbridge town. Recently modernised throughout, the property benefits a ground floor multi-purpose home office / study opening to the rear garden, utility room and shower room. Central living-dining room to the first floor with french doors enjoying a southerly aspect. Kitchen to the rear looking over the rear courtyard garden. To the top floor there are three bedrooms, master with en suite and family bathroom. Courtyard garden to rear; also parking area and garage / store to front.

This wonderfully convenient central location brings all of Cowbridge's market town facilities within very short level walking distance. These include a wide range of shops both national and local, library, health centre, sporting and recreational facilities including the leisure centre, cricket club, tennis club, bowls club, squash club etc. Cowbridge is a delightful market town located in the heart of The Vale Of Glamorgan, with the Heritage coast line a few miles to the south. Access to the main road network brings major centres including the Capital City of Cardiff with easy commuting distance.



## Accommodation

### Ground Floor

#### Entrance

Archway with paving slabs to the floor with wall light. UPVC double glazed door leading to entrance porch.

#### Hallway 14'6 x 5'4 (4.42m x 1.63m )

Cupboard with storage for shoes and cloaks. Ceramic tiled floor. Skirting boards. Papered walls. Skimmed and coved ceiling. Radiator. Stairs leading to first floor landing. Under stairs cupboard. Door to downstairs WC and Utility room.

#### WC 7'9 x 7'2 (2.36m x 2.18m )

Continuation of ceramic tiled floor. WC. Sink. Shower. Vertical heated towel rail. Skimmed walls and ceiling. Pendant ceiling light. Mirror with light.

#### Utility Room 4'8 x 4'9 (1.42m x 1.45m)

Continuation of ceramic tiled floor. Space for washing machine. Space for tumble dryer. Radiator. Skimmed walls and ceiling. Pendant ceiling light. Space for cupboards and laundry.

#### Sitting Room 10'7 x 13'11 (3.23m x 4.24m)

Ceramic tiled floor. Skimmed walls and ceiling. Radiator. Pendant ceiling light. Wall lights. UPVC double glazed doors leading out to the rear garden.

### First Floor

#### Lounge/ Dining Room 25'0 x 13'8 (7.62m x 4.17m)

UPVC double glazed door opening out to Juliette balcony with metal railings. Papered walls. Skimmed

and coved ceiling. Pendant ceiling light. Feature fire place. Radiators. Door through to kitchen. Stairs up to second floor landing.

#### Kitchen 9'3 x 13'8 (2.82m x 4.17m)

Fitted kitchen with French double sink with mixer tap over. Wooden worktops. Gas oven with five gas rings above. UPVC window overlooking rear. Vinyl floor. Space for fridge/ freezer. Integrated dishwasher.

### Second Floor

#### Landing 13'11 x 6'3 (4.24m x 1.91m)

Door with glass panel. Carpet floor. Skimmed walls and ceiling. Access loft via hatch. Pendant ceiling light. Storage with radiator above stairwell.

#### Master Bedroom 10'5 x 11'10 (3.18m x 3.61m)

UPVC double glazed window to rear. Carpet floor. Fitted wardrobe. Pendant ceiling light. Skimmed walls and ceiling. Radiator.

#### Bedroom Two 9'6 x 13'11 (2.90m x 4.24m)

UPVC Window to front. Carpet floor. Skimmed walls and ceiling. Radiator. Door to en suite.

#### En Suite

WC. Sink with vanity under. Shower with tiled surround. Spotlight. Vinyl floor. Skimmed walls and ceiling.

#### Bedroom Three 8'6 x 8'8 (2.59m x 2.64m)

Feature UPVC double glazed window to side. Carpet floor. Pendant ceiling light. Skimmed walls and ceiling. Radiator.

#### Family Bathroom

WC. Sink with vanity unit under. L-shaped bath with

shower head attachment over. Tiled. Vinyl floor. Skimmed walls and ceiling. Vertical heated towel rail. Spotlight over.

### Outside

This leads, in turn, into a covered car port, from which there is access, via a roller shutter door, into a storage area. To the rear of the property is a pleasant, private and sheltered courtyard garden.

Off road parking for one vehicle to the front. Rolling garage doors. The garden is laid to patio. Area for shrubbery. Great for outside entertaining.

### Services

All mains services connect to the property. Gas-fired 'combi' central heating (new boiler and central heating system installed 2022).

### Directions

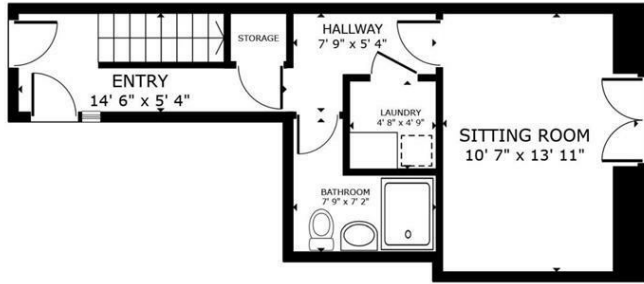
From our Cowbridge office, 65 High Street, travel in an Easterly direction along High Street. Pass the Town Hall and turn right into 'The Limes'. Bear left into this section of The Limes to find Old Chapel to your left - a development of three town houses created from a former Chapel premises.



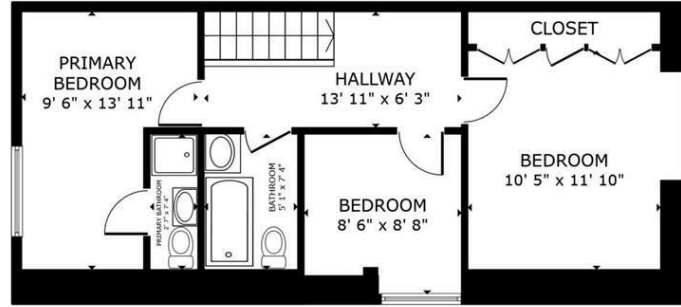








GROUND FLOOR



FLOOR 2



FLOOR 1

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

GROSS INTERNAL AREA  
GROUND FLOOR 318 sq.ft. FLOOR 1 480 sq.ft. FLOOR 2 495 sq.ft.  
TOTAL : 1,293 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>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>63</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	

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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