



4 Woodstock Mews North Road

Cowbridge CF71 7DF

Price £229,950

HARRIS & BIRT



An excellent opportunity to purchase a one bedroom apartment in the heart of Cowbridge just a short walk from the large variety of shops and local amenities that Cowbridge has to offer. The accommodation briefly comprises an open plan kitchen/dining/family room with integral oven and hob, as well as fridge/freezer to the kitchen. The principal reception room is of a good size, as well as a sizeable double bedroom that was formally two bedrooms, the current vendor has knocked into one. Furthermore the property benefits from a fitted bathroom. The property enjoys the benefit of allocated off-road parking accessible via North Road and looks over the Bear Fields. The property has an EPC rating C, gas central heating and UPVC double glazed windows throughout.

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

Kitchen/Dining/Living Room

A good sized open plan kitchen/dining/living room. Modern fitted kitchen with a variety of wall and base units. Built in fridge freezer, oven, four ring gas hob and extractor fan. Breakfast bar with two leather bar stools. LED spotlighting. Wood effect flooring. Fitted radiators.

Bedroom

A spacious double bedroom furnished with built in wardrobes. Chrome light fittings. Fitted carpet. Fitted radiators.

Bathroom

Three piece suite in white comprising low level WC, pedestal wash hand basin and shower over corner bath tub. Tiled walls. Laminate flooring.

Rental Yield

Could achieve monthly rents of circa £850 per calendar month.

Tenure & Services

Leasehold. 200 year lease from 2001 (183 years remaining). Ground rent and service charge to be confirmed. All mains services connect to the property. Gas-fired 'combi' central heating.

Directions

Woodstock Mews is a development of 6 flats located close to Cowbridge High Street. North Road runs parallel to Cowbridge High Street, with vehicular access from either Town Hall Square (High Street) or from Eagle Lane (at the junction of Westgate and High Street). Woodstock Mews is close to the western end of North Road. Each flat has an allocated, numbered parking space.





First Floor

Approx. 60.4 sq. metres (649.9 sq. feet)



HARRIS & BIRT

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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		78	78
	EU Directive 2002/91/EC		

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		



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