



5 Coopers Lane

Cowbridge CF71 7DX

£950 PCM

HARRIS & BIRT

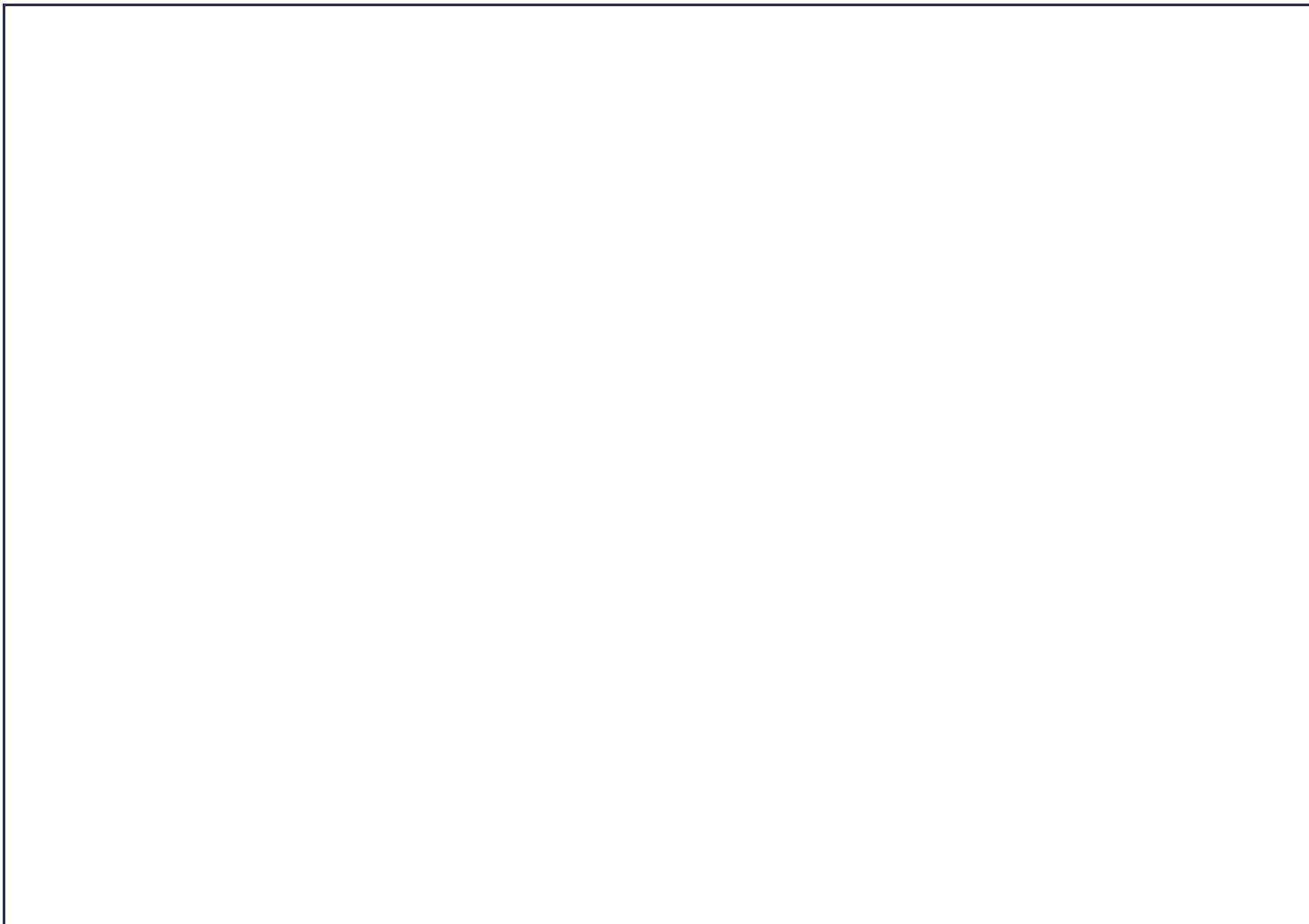


Harris & Birt are pleased to offer for let this unfurnished 3 bedroom end link property situated within a stones throw of Cowbridge High Street and all it has to offer including restaurants, shops, library, leisure and health centre as well as public transport links. The accommodation comprises entrance porch opening out to entrance hall with lobby area, modern fitted kitchen/breakfast room with four ring induction hob and electric fan oven underset with pull out chimney extractor. Range of light oak style wall and base units and chrome sink and drainer with matching mixer tap. Door leading through to UPVC rear porch. Living room and cloakroom to the ground floor with three bedrooms all with fitted wardrobes and a family bathroom to the first floor comprising four piece suite including Quadrant corner shower cubicle, panelled bath, low level WC and pedestal wash hand basin. Rent £950 pcm. Deposit £1050. Unfurnished. EPC Rating D. Council Tax Band E. Available from 6th September 2024.

Further benefits include gas fired central heating, UPVC double glazing throughout and patio rear garden. Private and secluded, mainly laid to patio with access through to front forecourt via wooden gate. The front of property is set back from the wall via painted picket fence. Patio laid front forecourt. Catchment area for Cowbridge Comprehensive School! Viewing highly recommended!







HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

65 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

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		61	
(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 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	1
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

