



42 Eastgate

Cowbridge, CF71 7DG

£775 Per Calendar Month

HARRIS & BIRT



A well appointed two bedroomed first floor flat being within leisurely walking distance of Cowbridge town centre with all its local amenities. The accommodation comprises a good size living room, a fitted kitchen with oven hob and hood, dishwasher and washing machine, two double bedrooms and a modern bathroom with shower over the bath. The flat benefits from uPVC double glazing and gas central heating. It is offered for rent at £775 pcm on an unfurnished basis. Deposit £875. EPC rating D and Council Tax Band C. Available immediately.

- First Floor Flat
- Fully Fitted Kitchen
- Town Centre Location
- Two Bedrooms
- Gas Central Heating
- EPC Rating D

Ground Floor

Entrance Hallway

Shared with ground floor flat. Timber storm doorway. Each flat has its own electric lighting to the wall. Dog-leg stairway to first floor flat with large window on the staircase. Carpet to hall and stairs.

First Floor

Living Room

Fitted carpet. Entry phone. D/Glazed Window to rear. Two chandelier style light fittings. Radiator. Access to all rooms.

Kitchen

Range of oak style matching wall and base units with granite effect work surfaces and tiled splashbacks. Fitted with Integral oven, hob and hood. Stainless steel single bowl sink unit with mixer tap. Integral washing machine and dishwasher. Cupboard housing mains gas fired combi boiler which heats the central heating system and domestic hot water supply. Inset ceiling lighting. Extractor. D/Glazed window to rear.

Bedroom One

Carpet. D/Glazed Window to front. Central light fitting. Radiator

Bedroom Two

Carpet. D/Glazed Window to front. Chandelier style light fitting. Radiator

Bathroom

Fitted with a modern suite in white comprising panelled bath with shower over and curved glass shower screen, pedestal wash hand basin with

chrome mixer tap and low level wc. Fully tiled around bath. Newly fitted chrome radiator/towel rail. Extractor. Recessed ceiling spotlights

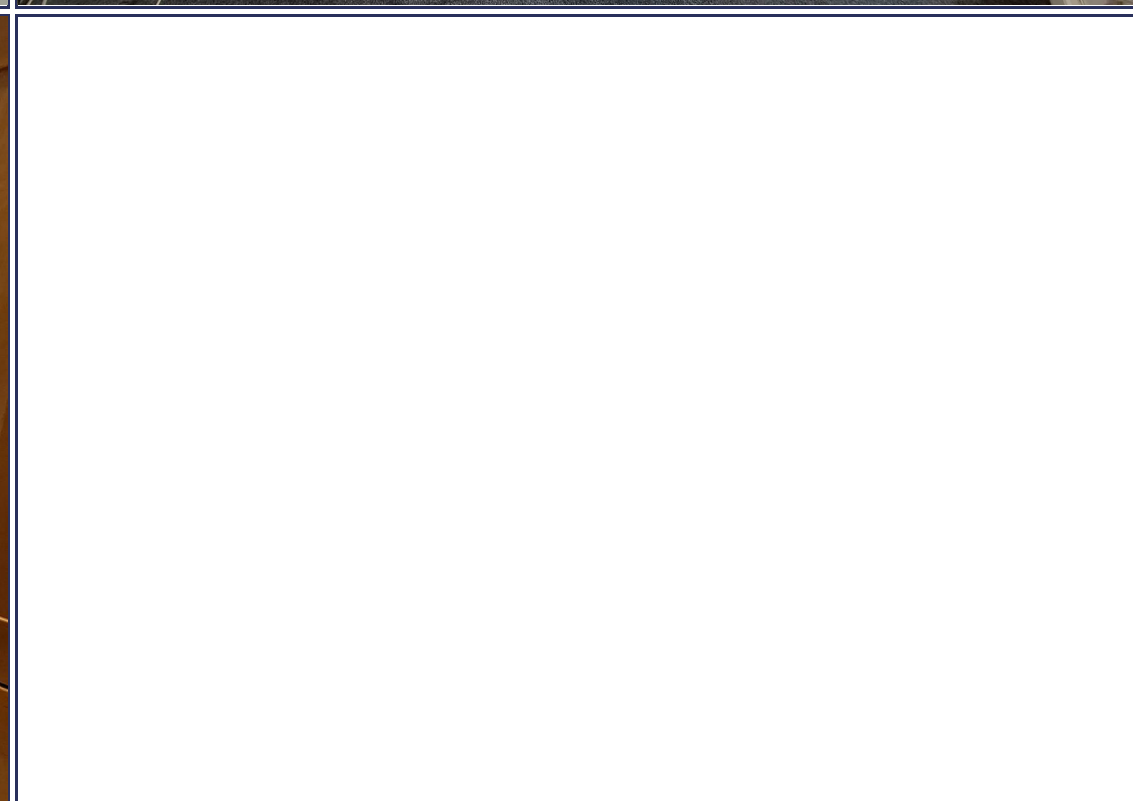
Outside

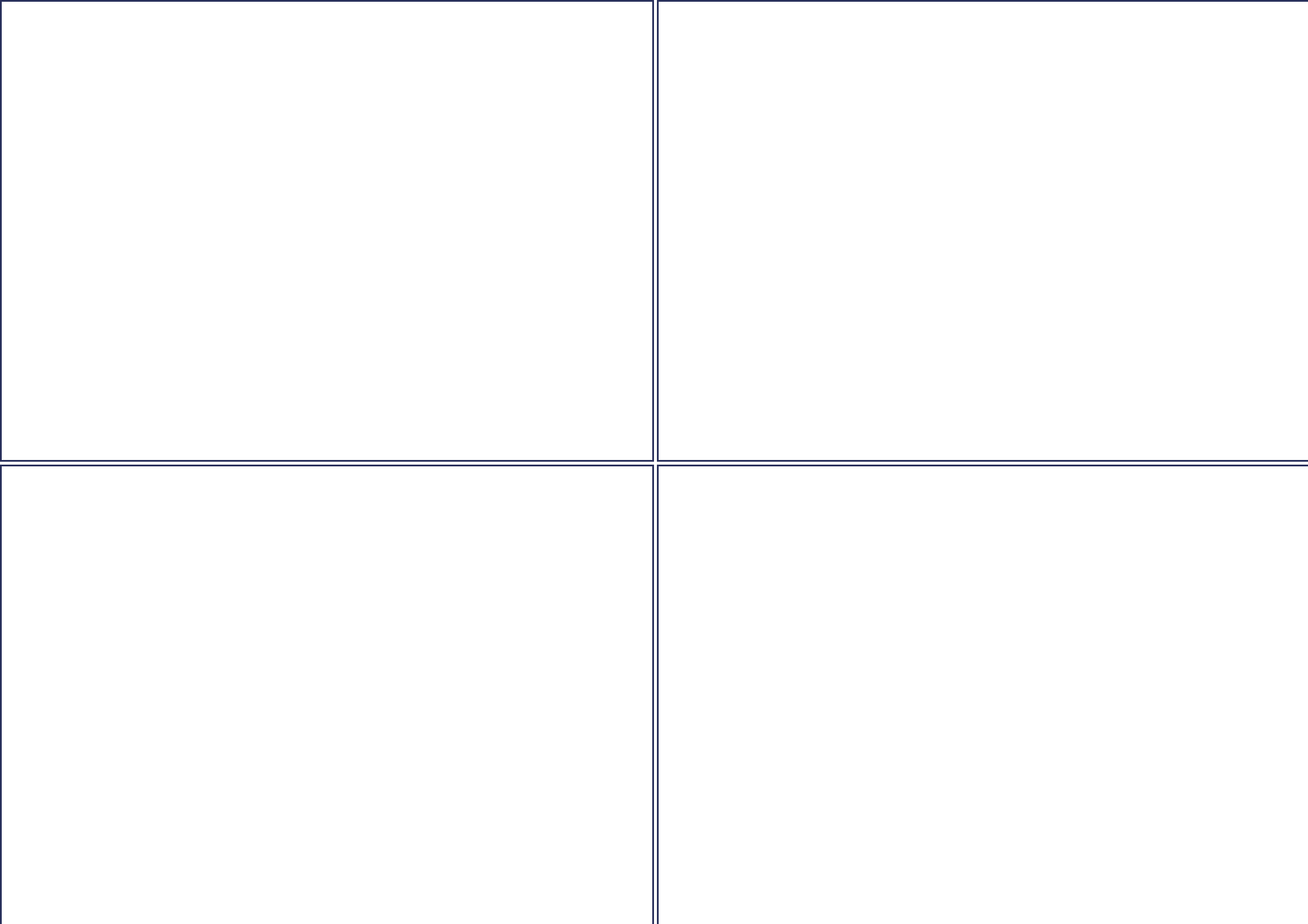
There is no garden with this flat. Parking across the main road is restricted to one hour between 9 am and 6 pm Monday to Saturday but plenty of street unrestricted parking close by.

Services

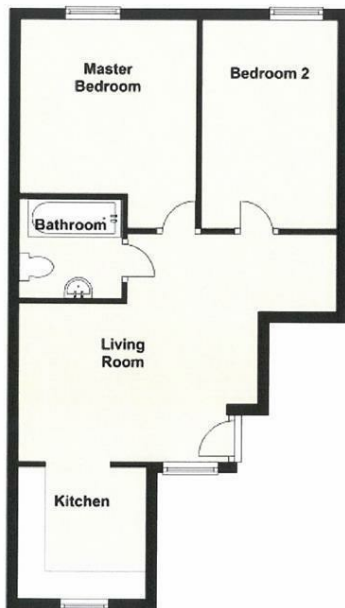
Mains water, gas, electricity and drainage. Central heating by mains gas. UPVC double glazed.







Ground Floor
Approx. 47.5 sq. metres (511.8 sq. feet)



Total area: approx. 47.5 sq. metres (511.8 sq. feet)

HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

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