



16 The Meadows

Comtown CF35 5BD

Price £239,950

HARRIS & BIRT



An extended three bedroom, semi-detached property, in need of some modernisation in parts, with accommodation briefly comprising; entrance hall, living room, kitchen/dining room and sitting room to rear, with stairs leading up to three bedrooms and a bathroom. There is off road parking to front and a sizeable front and rear gardens. The spot is quiet situated in a peaceful cul-de-sac location.

Enjoying a semi-rural setting on the outskirts of the Vale of Glamorgan, positioned mid way between Bridgend and Cowbridge with their associated amenities including the Cowbridge Comprehensive school. An ideal investment or family home and has no onward chain. Located within walking distance of the local amenities with good access to both Bridgend and Porthcawl with the Wales Heritage Coast to the south.

Accommodation

Entrance

UPVC double glazed door and side screen to front.

Entrance Hall

Papered and coved ceiling. Double radiator. Laminate flooring. Access to first floor.

Living Room 18'1" x 10'6" (5.51 x 3.19)

UPVC double glazed window to front. UPVC double glazed patio doors to rear. Two radiators. Coal effect gas fire. Dado rail.

Kitchen/Dining Room

Dining Area 10'2" x 12'7" (3.09 x 3.83)

Laminate flooring. Dado rail. Understair cupboard.

Kitchen Area 6'11" x 7'3" (2.11 x 2.22)

UPVC double glazed window to front, range of fitted units comprising 1.5 bowl/single drainer sink unit with mixer tap, 2 wall units, 5 base units with drawer line, electric cooker.

Sitting Room 11'11" x 7'4" (3.63 x 2.24)

UPVC double glazed window to rear, UPVC double glazed patio doors to side. Two radiators. Papered and coved ceiling.

Landing

UPVC double glazed window to rear, papered and coved ceiling, carpet, radiator, storage cupboard, dado rail.

Bedroom One 12'2" x 10'5" (3.7 x 3.18)

UPVC window to front, coved ceiling, carpet, double radiator, storage cupboard, dado rail.

Bedroom Two 10'4" x 8'10" (3.15 x 2.7)

UPVC double glazed window to front, coved ceiling, carpet, radiator, storage cupboard.

Bedroom Three 8'3" x 6'2" (2.52 x 1.88)

Window to rear, artexed and coved ceiling, carpet, radiator, storage cupboard, airing cupboard housing gas boiler.

Bathroom

UPVC double glazed window to side, suite comprising low level WC, vanity wash hand basin and panelled bath with electric shower over, ceramic tiled floor, radiator.

Outside

Paved hardstand for off road parking. Pedestrian access to rear. Paved patio with gravelled area and well stocked garden. Garden shed.

Services

Mains gas, electricity, water and drainage.

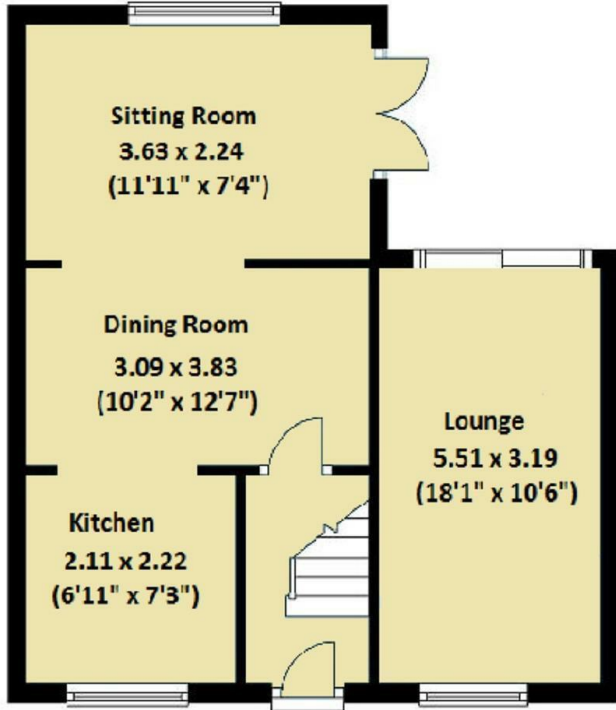
Directions

From Cowbridge take the main A48 road towards Bridgend and at the bottom of Crack Hill turn left by the Golden Well Chinese Restaurant signposted Corntown and Ewenny. Travel down the lane entering into the village of Corntown. Turn right into The Meadows and the property is on the right hand side.

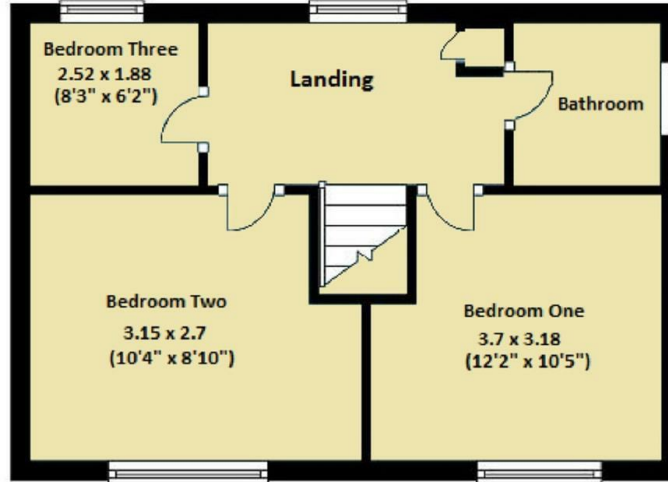




Ground Floor



First Floor



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		EU Directive 2002/91/EC	81

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	80



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