



18 De Clare Lodge

Westgate, Cowbridge CF71 7FR

Price £399,995

HARRIS & BIRT



Harris & Birt are pleased to market this impressive one bedroom, first floor, independent living apartment situated within the highly sought after over 60's Churchill development right in the heart of Cowbridge town centre built 5 years previous. The property benefits from sizeable balcony, which is unique for this development overlooking Bear Fields. Within just a short walk of Cowbridge town centre and enjoys wonderful communal facilities. The apartments accommodation briefly comprises entrance hall, open plan living/dining room, kitchen, one double bedroom and well appointed bathroom. Allocated parking to front for residents.

The property is within a short walk of Cowbridge High Street, that offers a wide range of facilities including schooling of excellent reputation for all ages, a wide range of shops both national and local and now including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, cricket club, tennis club, squash club, bowls club, football club etc. Countryside pursuits including golf, horse riding etc. are available in the surrounding areas. The heritage coastline is just a few miles to the south. The good local road network including access to the M4 brings major centres within easy commuting distance including the capital city of Cardiff. Main line railway links via Cardiff and Bridgend and Cardiff Wales Airport is within easy driving distance.

Accommodation

Entrance

The property is entered via front door off communal hallway on the first floor.

Entrance Hallway 7'2 x 6'10 (2.18m x 2.08m)

Carpeted flooring. Skimmed walls and ceiling. Radiator. Pendant ceiling light. Communicating doors to living/dining room, bathroom and bedroom. Door to storage cupboard.

Living/Dining Room 11'0 x 18'4 (3.35m x 5.59m)

UPVC double glazed door with vision panels lead out onto balcony. Double width with glass panels and views across fields beyond. Carpeted flooring. Skimmed walls. Skimmed ceiling. Pendant ceiling lights. Radiator. Door into storage cupboard. Electric fireplace. Door opens through into kitchen.

Balcony 3'8 x 14'2 (1.12m x 4.32m)

Accessed via UPVC glazed door. Attractive glazed front balcony with wrought iron balustrade, plenty of space for table and chairs and pleasantly overlooks Bear Fields beyond.

Kitchen 8'2 x 9'7 (2.49m x 2.92m)

Modern fitted kitchen with features to include range of wall and base units. Stainless steel sink and drainer with hot and cold mixer tap. Tiled splashbacks. Four ring hob with

extractor fan over. Integrated eyeline oven. Integrated fridge. Integrated freezer. Integrated washing machine. Vinyl laid flooring. Skimmed walls and ceilings. Ceiling spotlights. UPVC window to rear elevation.

Master Bedroom 9'11 x 16'11 (3.02m x 5.16m)

Large window overlooking rear fields. Carpeted flooring. Skimmed walls. Skimmed ceiling. Pendant ceiling light. Radiator. Door into fully fitted walk in wardrobe.

Bathroom 7'7 x 6'2 (2.31m x 1.88m)

Three piece suite comprising low level hidden cistern WC and wash hand basin with hot and cold mixer tap set into vanity unit. Corner shower cubicle with shower head attachment behind glass sliding doors. Non-slip flooring. Tiled walls. Skimmed ceiling. Pendant ceiling light. Vertical chrome heated towel rail.

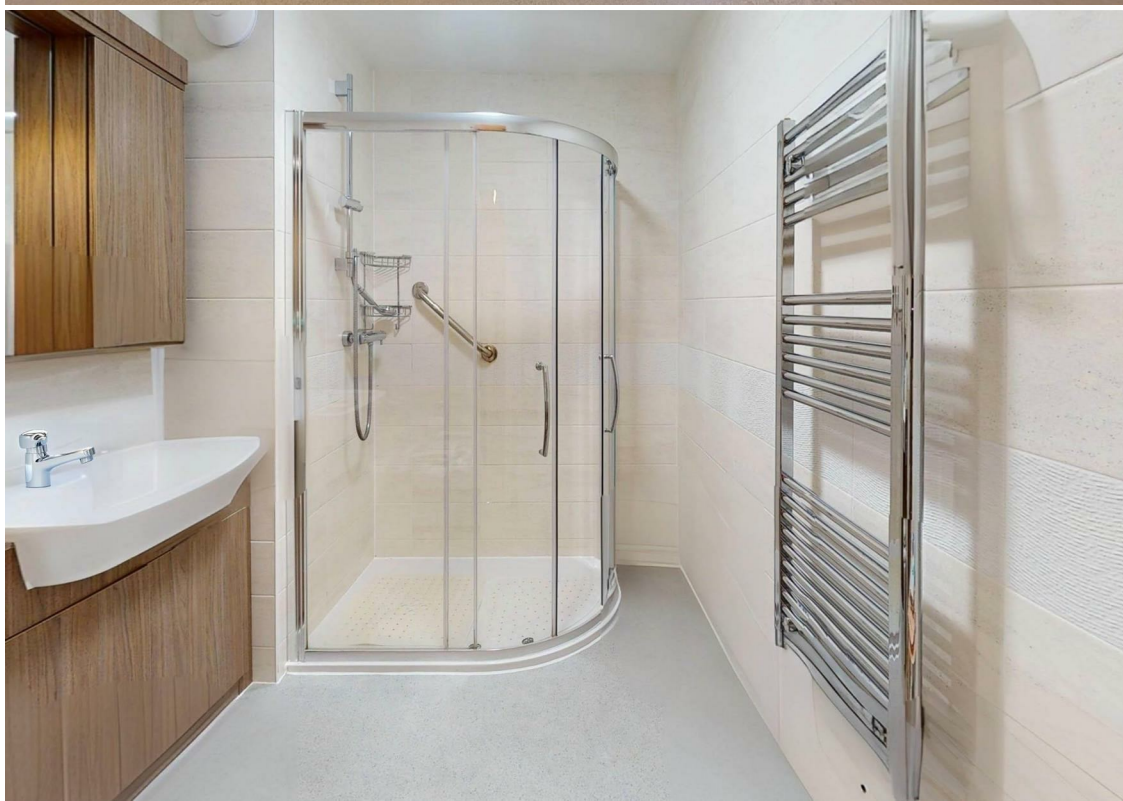
Services & Tenure

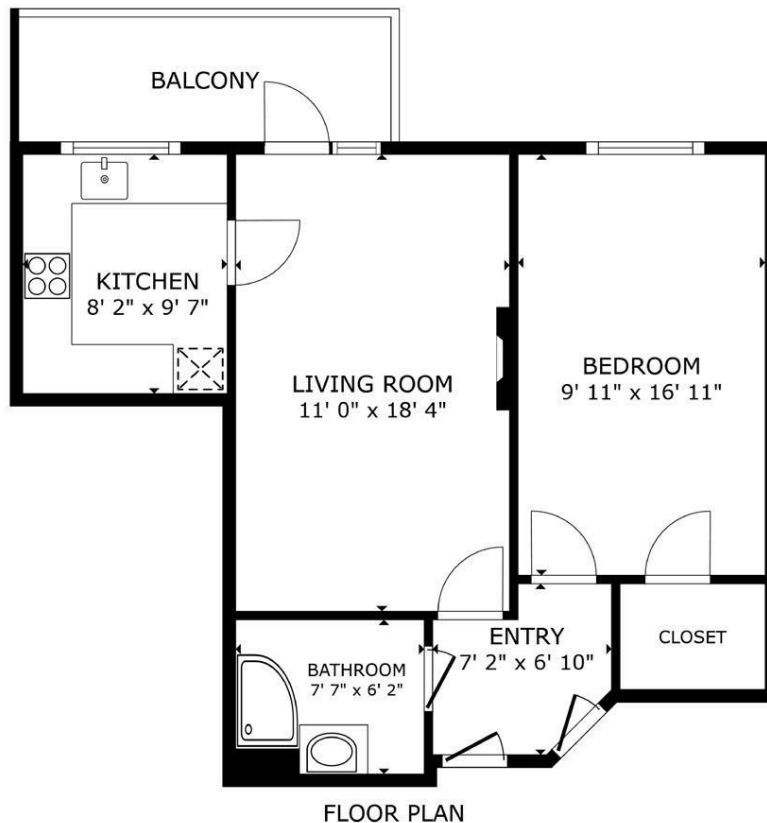
Offered for sale on a Leasehold basis. Communal services 2x half yearly instalments. Each instalment is £3620. Ground rent is payable annual £575. Water and drainage included in service charge. Electricity is separately metered.

Directions

From our office at 65 High Street travel up Westgate for around 100 meters then turn right into De Clare Lodge.







GROSS INTERNAL AREA
FLOOR PLAN 577 sq.ft.
EXCLUDED AREAS : BALCONY 75 sq.ft.
TOTAL : 577 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) 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	

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	

