



29 Middlegate Court

Cowbridge, CF71 7EF

Offers Over £425,000

HARRIS & BIRT



A modern semi detached property conveniently located just a short walk from Cowbridge High Street. In an immaculate condition the properties accommodation briefly comprises: entrance hall, sitting room, WC, living room, dining room, kitchen and family room to the ground floor. Upstairs offers master bedroom with en suite, a further double bedroom, a good sized single bedroom and a family bathroom. Outside enjoys the benefit of allocated off road parking and a good sized easy to maintain rear garden.

The location is a wonderfully convenient one in a residential cul-de-sac tucked away behind the Town Hall and within short level walking distance of all of Cowbridge's excellent market town facilities.

Facilities include schools of excellent reputation for all ages, a wide range of shops both national and local including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, cricket club, squash club, bowls club etc. Cowbridge is an attractive market town situated in the heart of the Vale of Glamorgan with the Heritage Coastline just a few miles to the south. Easy access to the major road network brings major centres including the capital city of Cardiff, Newport, Swansea, Bridgend etc all within easy commuting distance.



Accommodation

Ground Floor

Entrance 6'11 x 12'5 (2.11m x 3.78m)

The property is entered via UPVC front door with obscure glazed vision panels. Coir matting. Engineered wood flooring. Skimmed walls and ceiling. Ceiling lighting. Radiator. Straight carpet stairs to first floor landing. Doors to all first floor rooms.

WC 3'1 x 5'10 (0.94m x 1.78m)

Two piece suite comprising low level dual flush WC. Pedestal wash hand basin with mixer tap. Skimmed and papered walls. Tiled flooring. Pendant ceiling light. Vertical heated towel rail. Obscure glazed window to front.

Sitting Room 11'0 x 14'5 (3.35m x 4.39m)

UPVC window to front with plantation style shutters. Carpet flooring. Skimmed walls. Coved and skimmed ceiling. Pendant ceiling lighting. Radiator. Double doors opening through into dining room.

Living/Dining Room 8'6 x 17'2 (2.59m x 5.23m)

UPVC window to front with plantation style shutters. Grey laminate wood effect flooring. Skimmed walls. Coved and skimmed ceiling. Radiator. Access to loft hatch. Archway through to kitchen.

Kitchen 7'10 x 11'2 (2.39m x 3.40m)

Modern fitted kitchen with range of wall and base units set under and over granite worksurface. Black ceramic 1.5 sink bowl and drainer with hot and cold mixer tap. Five ring gas hob with oven and grill facilities under and extractor above. Integrated dishwasher, newly installed. Integrated washing machine. Wine/drinks cooler set under worksurface. Space for freestanding fridge/freezer. Tiled flooring. Skimmed walls and ceiling. Two ceiling lights. Boiler housed to corner cupboard. UPVC windows to rear elevation. Pedestrian glazed door leading out to rear garden.

Dining Room

UPVC French doors to the rear. Skimmed walls. Coved and skimmed ceiling. Pendant ceiling light. Engineered wood flooring. Double doors through into sitting room.

First Floor

Landing 6'9 x 9'4 (2.06m x 2.84m)

Straight carpet staircase from ground floor to first floor landing. Skimmed walls. Textured ceiling. Ceiling lighting. Access to loft via hatch. Door to airing cupboard with radiator and open shelving. Window to side elevation. Doors to all first floor rooms.

Master Bedroom 10'11 x 11'7 (3.33m x 3.53m)

UPVC window to front. Engineered hard wood flooring. Skimmed walls. Textured ceiling. Pendant ceiling lighting. Plantation shutters. Radiator. Door to en suite.

En Suite

Three piece suite comprising low level hidden cistern WC. Wash hand basin with storage below and splashback. Walk in shower cubicle with rainfall shower head attachment. Vertical heated towel rail. Skimmed walls. Tiled flooring. Inset ceiling spot lighting.

Bedroom Two 10'11 x 8'10 (3.33m x 2.69m)

UPVC window to rear. Grey wood effect laminate flooring. Skimmed walls. Textured ceiling. Fitted wardrobe. Radiator.

Bedroom Three 7'8 x 11'5 (2.34m x 3.48m)

UPVC window to front with plantation shutters. Skimmed walls. Textured ceiling. Fitted carpet. Radiator. Currently in use as dressing room. Built in storage over stairs.

Bathroom 7'8 x 5'7 (2.34m x 1.70m)

Three piece suite in white comprising low level hidden cistern WC and wash hand basin set into vanity unit.

Panelled bath with overhead shower fitment and glass shower screen. Part tiled walls. Tiled flooring. Further skimmed walls. Textured ceiling. Pendant ceiling lighting. Vertical heated towel rail. Obscure glazed UPVC glazed window to rear.

Outside

To the front of the property is parking for multiple vehicles. The rear garden is mainly laid to flagstone patio great for entertaining. Further area laid to Astro turf. Easy to maintain. Featheredge boarding. Wooden summerhouse. Two Keter storage boxes to remain.

Services

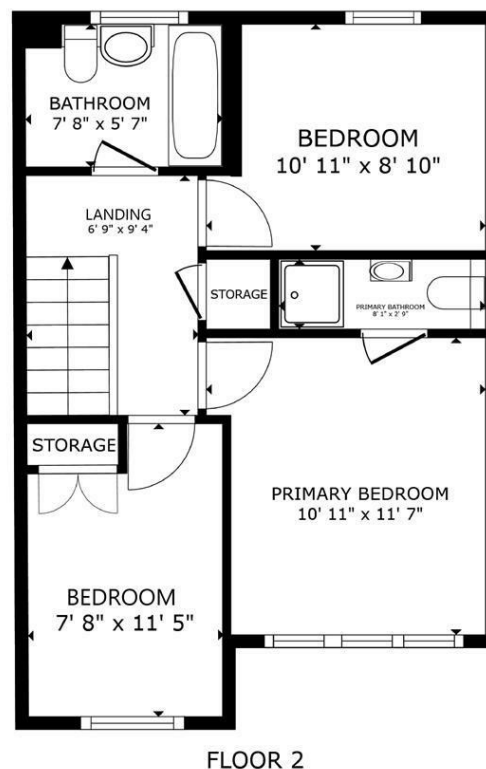
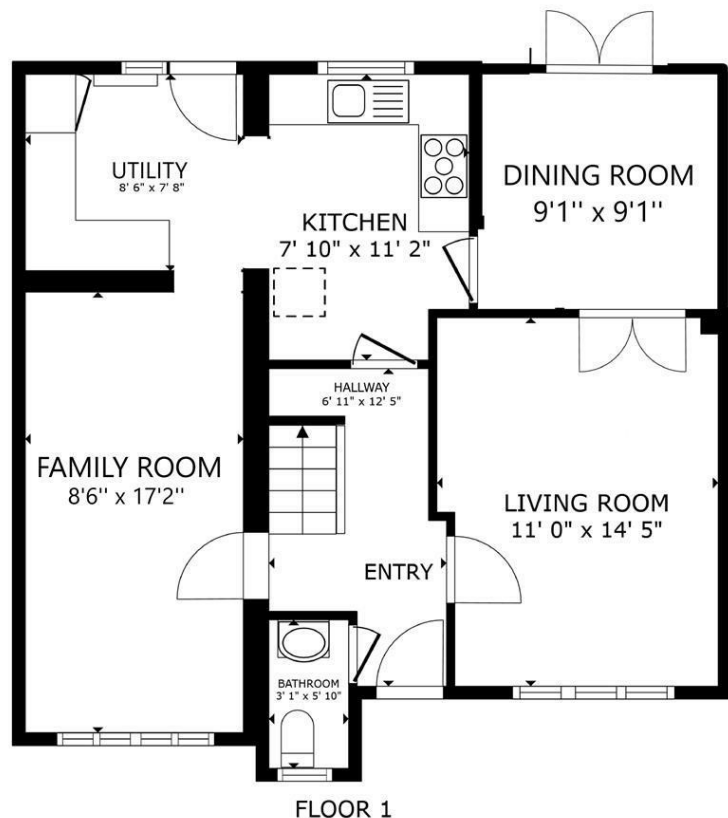
All mains services connected. Boiler annual serviced.

Directions

From our offices at 65 High Street, turn left and walk down the high street passing the Town Hall on your left hand side. Turn left into Middlegate Court. Take the first turning right and follow the road round to the cul-de-sac. Number 29 is at the end of the cul de sac on your left hand side.







HARRIS & BIRT
CHARTERED SURVEYORS & ESTATE AGENTS

GROSS INTERNAL AREA
FLOOR 1 615 sq.ft. FLOOR 2 452 sq.ft.
TOTAL : 1,067 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

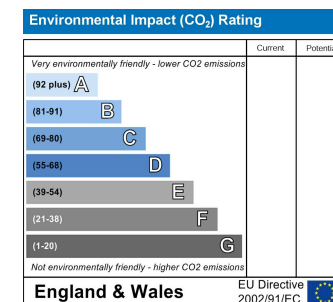
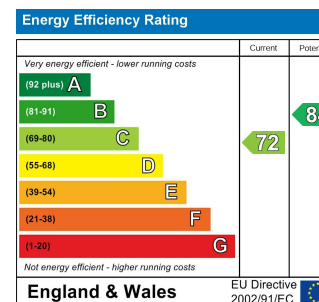
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