



4 Woodstock Mews North Road

Cowbridge CF71 7DF

Price £229,950

HARRIS & BIRT



An excellent opportunity to purchase a one bedroom apartment, in the heart of Cowbridge, just a short walk from the large variety of shops and local amenities that Cowbridge has to offer. The accommodation briefly comprises; open plan kitchen/dining/family room with integral oven and hob, as well as fridge/freezer to the kitchen. The principal reception room is of a good size, as well as a sizeable double bedroom that was formally two bedrooms (the current vendor has knocked into one), as well as a fitted bathroom. The property enjoys the benefit of allocated off road parking accessible via North Road and enjoys excellent views across Bear Field. The property has an EPC rating C, gas central heating and UPVC double glazed windows throughout. Offered with a share of the Freehold.

It is located in a well regarded development in a particularly convenient location with a short level walk down Westgate into the High Street in the heart of the town bringing all of the towns excellent facilities within easy walking distance. These include a wide range of shops both national and local including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, cricket club, bowls club, tennis club etc. Cowbridge is an attractive market town in the heart of the Vale of Glamorgan with the heritage coastline just a few miles to the south. The good local road network brings major centres including the capital city of Cardiff, Bridgend, Newport, Swansea etc all within easy commuting distance.

Accommodation

Kitchen/Dining/Living Room kitchen (11'9" x 10'11") living (10'9" x 20'6") (kitchen (3.58m x 3.33m) living (3.28m x 6.25m))

A good sized open plan kitchen/dining/living room. Modern fitted kitchen with a variety of wall and base units. Built in fridge freezer, oven, four ring gas hob and extractor fan. Breakfast bar. LED spotlighting. Wood effect flooring. Fitted radiators.

Bedroom 19'1" x 9'2" (5.82m x 2.79m)

A spacious double bedroom furnished with built in wardrobes. Chrome light fittings. Fitted carpet. Fitted radiators. Formally two bedrooms, could easily be adapted if necessary.

Bathroom 6'6" x 7'9" (1.98m x 2.36m)

Three piece suite in white comprising low level WC, pedestal wash hand basin and shower over corner bath tub. Tiled walls. Laminate flooring.

Rental Yield

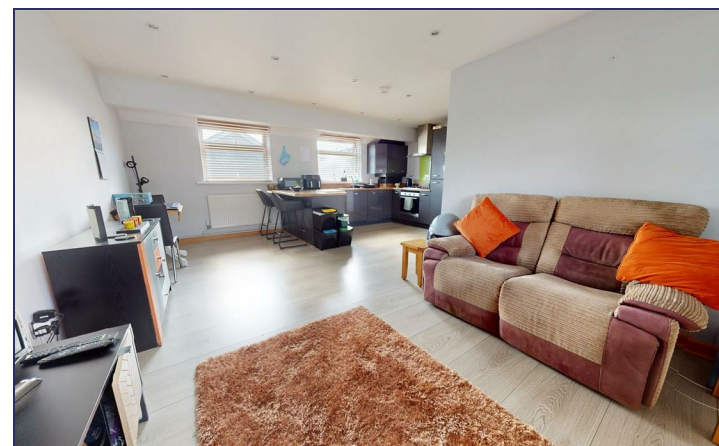
Could achieve monthly rents of circa £875 per calendar month.

Tenure & Services

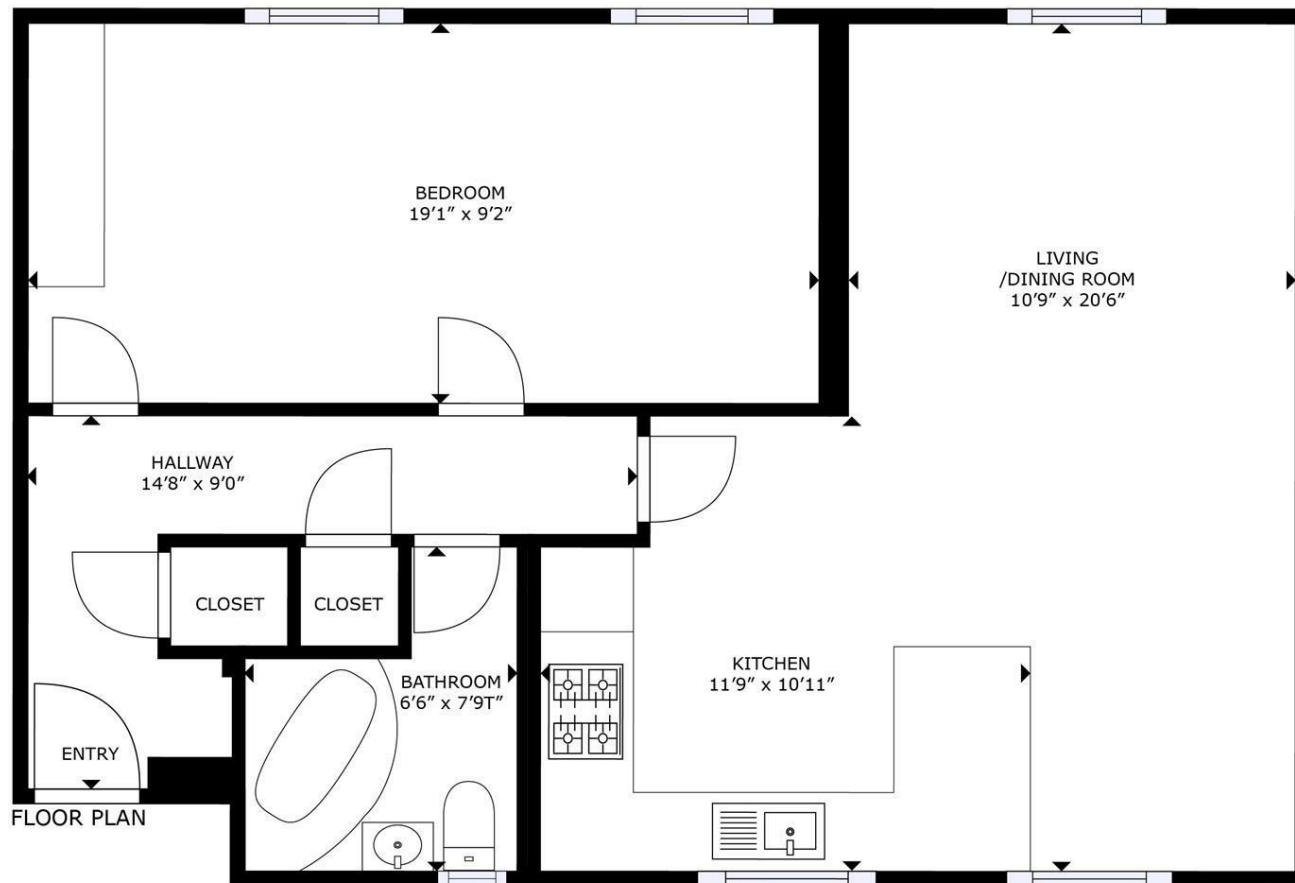
The property is offered on a Leasehold basis, although each owner owns a share of the Freehold management company, with a 200 year lease from 2001 (183 years remaining). All mains services connected to the property. Gas fired combination central heating. There is an annual service charge of £700 to include: ground rent, annual building insurance, common electric, common repairs, window cleaning, common area cleaning, landscaping of common grounds and banking. The building has been painted within last 6 months.

Directions

Woodstock Mews is a development of 6 flats located close to Cowbridge High Street. North Road runs parallel to Cowbridge High Street, with vehicular access from either Town Hall Square (High Street) or from Eagle Lane (at the junction of Westgate and High Street). Woodstock Mews is close to the western end of North Road. Each flat has an allocated, numbered parking space.







GROSS INTERNAL AREA
FLOOR PLAN: 618 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	

