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herbert r thomas

1 Eastgate
Cowbridge, Vale of
Glamorgan, CF71 7EL

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1 Eastgate

Guide Price £299,950

An extended two double bedroom end of terraced cottage with generous sized rear garden, plus off-road parking and detached garage.

Extended two double bedroom end of terrace cottage

Walking distance to all amenities within Cowbridge

Enclosed landscaped garden to rear

Off-road parking and detached single garage

Open plan lounge/dining room, Kitchen/breakfast room and ground floor cloakroom

Two double bedrooms plus inner landing room/home office and first floor bathroom

Potential for further extension subject to planning permission

Viewings highly recommended





No. 1 Eastgate, is an extended end of terrace cottage, which is offered to the market for the first time in over 50 years. The property which has been well maintained is in need of decorative improvement. It benefits from an enclosed landscaped garden with detached single garage and off-road parking space. It is an ideal property for a young professional or persons relocating to a central position close to all amenities of Cowbridge.

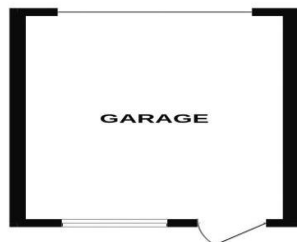
The accommodation briefly comprises: an ENTRANCE PORCH with tiled floor and doorway into the open plan LOUNGE/DINING ROOM (10'8" widening to 13'9" x 22'10"). This generous size room with window to front has open tread stairs rising to the first floor accommodation, a gas real flame coal effect stove is set on a ceramic tiled hearth with a dressed stone fireplace with wooden

mantle and display shelf. Obscured Glazed French doors lead into the REAR HALLWAY (6' x 8'2"). This generous sized hallway with obscured glazed door with side panel leading to the rear garden is often used as the main entry point to the property. It has exposed wood flooring with wall mounted display shelving plus a tongue and groove ceiling. Cloaks storage cupboard with fitted hanging hooks. The KITCHEN/BREAKFAST ROOM (7'1" widening to 7'6" x 17'3") with window to rear enjoying views of the garden, offers a range of base and wall mounted units, integrated oven, hob with hood over, space and plumbing for washing machine plus baseline fridge and separate freezer. The ground floor CLOAKROOM with window to side houses a low-level WC.

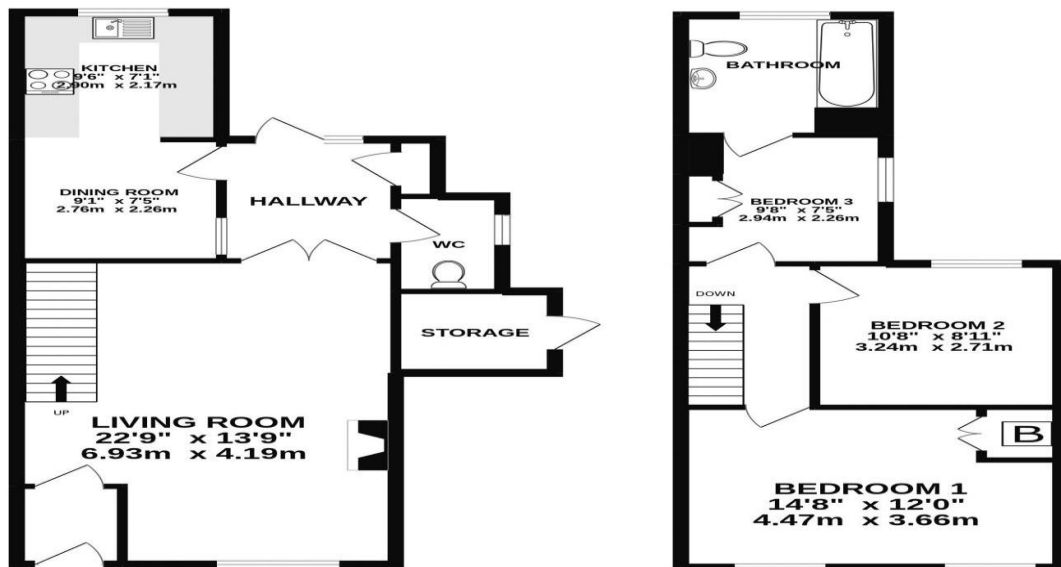
The first floor landing has a loft inspection point and gives access to the bedroom accommodation. BEDROOM 1 (12' x 13'11") is a generous sized double bedroom with two windows to front aspect, display shelving within recess, double Louvre style doors into airing cupboard housing a 'Worcester' gas fired central heating boiler with shelf and storage space. BEDROOM 2 (8'11" X 10'8") with window to rear also has display shelving within a recess. An INNER LANDING/STUDY AREA (9'7" X 6'1" widening to 7'5") has previously been used as a single bedroom and more recently a home office. It has a window to side plus built-in wardrobe cupboard. The inner landing links the landing to the FAMILY BATHROOM (6'5" X 7'4") which has a window to rear plus a white three-piece suite.

Outside to the rear is a pretty landscaped garden plot, which offers a flagstone laid patio extending from the rear of the house. The garden is enclosed by stone and block walling with shrub and plant borders and a feature garden pond. Two lawn areas are divided by a detached greenhouse. A detached single GARAGE/ WORKSHOP beyond which is an off-road parking space for a small vehicle.

GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1172 sq.ft. (108.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Cowbridge office walk along the High Street in an Easterly direction onto Eastgate. Number 1 is the last property on the left-hand side indicated by our for sale board on the corner of Aberthin Road.

Tenure

Freehold

Services

Mains water, electric, gas and drainage
Council Tax Band E
EPC Rating

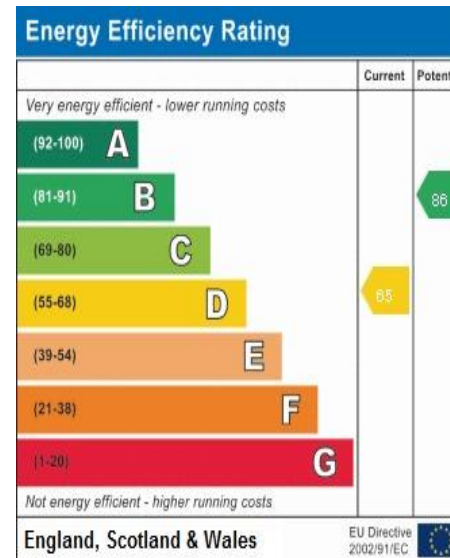
Viewing strictly by appointment through Herbert R Thomas

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herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926



Address:
1 Eastgate

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