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3 Chapel Close  
Aberthin, The Vale Of  
Glamorgan, CF71 7HD

## 3 Chapel Close

Asking price **£269,950**

A modern built three double bedroom, mid-terrace property in need of modernisation, benefitting from a garage and enclosed rear garden, located in the heart of Aberthyn with Cowbridge Comprehensive School, Village pubs and Cowbridge town centre close by.

A modern built three double bedroom mid terraced home

The accommodation is set over two floors and comprises an entrance hall with WC and store cupboard off, kitchen/dining room, sitting room to the ground floor

The First floor offers three double bedrooms and bathroom

Outside the rear garden has been landscaped with decked pergola accessible from the sitting room

A communal forecourt for parking and a single garage for the sole use of No. 3 are located to the front

Two village pubs, Cowbridge Comprehensive School and the amenities of Cowbridge are easily accessible

The property has a very good rental history and would suit an investment buyer or someone looking to move into the area to be close to schools and amenities



A modern built three double bedroom, mid-terraced property in need of modernisation, benefitting from a garage and enclosed rear garden, located in the heart of Aberthin with Cowbridge Comprehensive School, Village pubs and Cowbridge town centre close by.

Frosted glazed UPVC door opening to ENTRANCE HALL, (15'4" x 7'9"), wood effect floor, dual aspect, with both windows to rear. STORE ROOM 'just off', (3'1" x 4'1"), timber effect floor continues, frosted window to side elevation and internal (vented) window to WC, (3'4" x 4'10"), floor, low-level WC, wall mounted wash hand basin and vented window to utility store. KITCHEN/DINER, (15'6" max by 19'2" max), timber effect floor, multiple LED

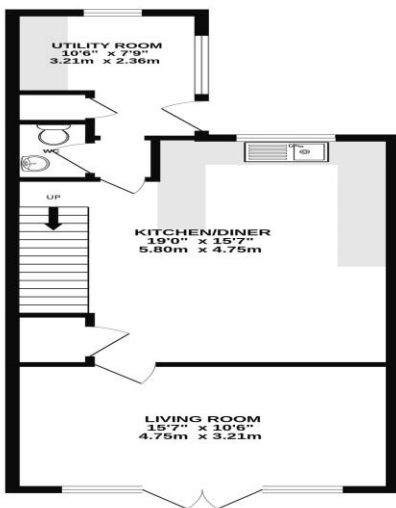
spotlights to ceiling, fully fitted kitchen, wall and base mounted units, tiled splash back, 'Leisure' Classic Range oven with gas grill over, 1 1/2 stainless steel sink with window to front elevation above, integrated fridge freezer, quarter turn, carpeted spindle stairs rising to the first floor with useful storage cupboard under. Front SITTING ROOM, (15'7" x 10'4"), fitted carpet, central ceiling light with French doors opening to the rear garden.

First floor LANDING, (11' x 6'10"), fully carpeted, pendant ceiling, light, separate attic hatch. BEDROOM 1, (8'7" x 13'9"), fitted carpet, pendant ceiling light, built-in double wardrobe, window to the rear garden and distant countryside views. BEDROOM 2, (8'7" x

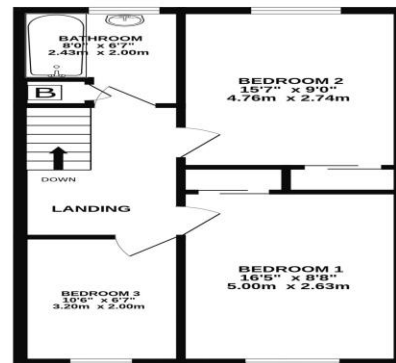
13'5"), fitted carpet, pendant ceiling light, built-in double wardrobe with large window to the front elevation. BEDROOM 3, (7'1" x 10'1"), carpeted, pendant ceiling light, window over the rear garden and useful storage cupboard integrated. Fully tiled FAMILY BATHROOM, (8'3" x 6'5"), low-level WC, matching pedestal wash hand basin, panel bath with electric shower over, multiple recessed LED spotlights to ceiling, high-level frosted window and useful airing cupboard housing, the Worcester Combi boiler inside.

Steps leading to gated courtyard and entrance. Rear garden fully enclosed with decked veranda and grass lawn.

GROUND FLOOR  
542 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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 here are based on the information given to the agent at the time of completion of the sale.

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### Directions

From our Cowbridge office travel in an easterly direction along the High Street to the traffic lights. Turn left and follow this road past Cowbridge Comprehensive School into Aberthin. On the left hand bend turn first right and right again onto Penylan Hill. Take the first turning right off the hill onto Aberthin Lane, past the village hall and turn right again into Chapel Close.

### Tenure

### Services

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

Viewing strictly by appointment through  
Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.