



# hrt

herbert r thomas

1 Croft Terrace  
Cowbridge, The Vale Of  
Glamorgan, CF71 7DJ

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# 1 Croft Terrace

Asking price **£325,000**

Stone built Victorian 3 bedroom, end-terrace cottage located on a quiet street within easy walking distance of Cowbridge Town Centre and amenities.

Pretty stone built Victorian end-terraced townhouse

Entrance hall and front living room, rear sitting room, generous kitchen breakfast room and ground floor bathroom with separate shower, landing, 3 bedrooms, and first floor cloakroom.

Gravelled forecourt garden, side pathway from front to rear, private stone walled courtyard garden to rear

Excellent location with easy walking access to Town Centre and amenities



Stone built Victorian 3 bedroom, end-terrace cottage located on a quiet street within easy walking distance of Cowbridge Town Centre and amenities.

Upvc double glazed entrance door to HALLWAY (11'9" x 3'2"), hessian carpet, centre light. Panelled door to front LIVING ROOM(13'8" max x 11'), recessed fireplace, Upvc double glazed window with panelled reveals to gravelled forecourt. Part glazed door from hallway to rear SITTING ROOM (16'3" x 10'), timber effect floor, traditional spindle staircase, understairs cupboard containing lagged hot water tank, Victorian style cast iron fireplace with timber surround and slate

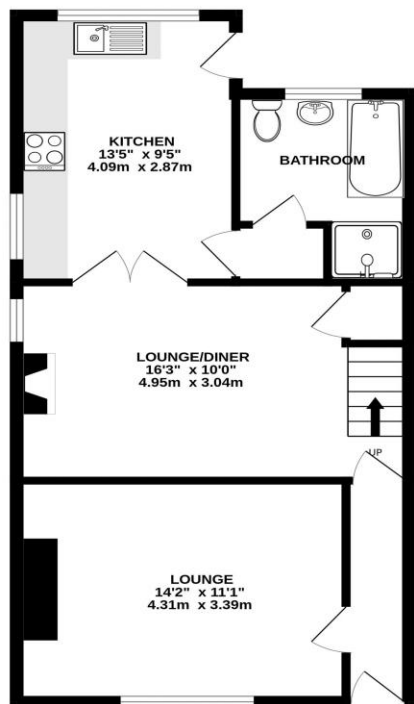
hearth, double glazed window to side elevation. Glazed double doors to generous rear KITCHEN BREAKFAST ROOM (13'5" x 9'6"), range of Shaker style base and wall cupboards with glazed display cabinet, timber roll top worksurface and stainless steel one and a half bowl sink and drainer, integrated single oven, gas hob and extractor, space and plumbing for washing machine, Upvc double glazed window and door to rear garden and room for breakfast table. LOBBY with wall shelving and connecting door to ground floor BATHROOM (7' x 6'1" min 9'8" max), white suite including low level WC, pedestal wash hand basin and panelled bath, large

walk-in fully tiled shower cubicle with mains shower attachment, vinyl floor and frosted double glazed window.

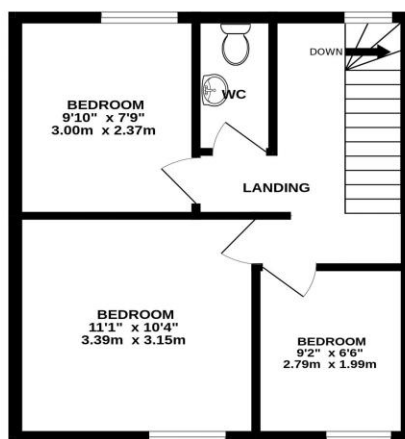
LANDING, loft hatch, frosted double glazed window and door to BEDROOM 1 (12'2" x 9'6") pendant light and double glazed window to front elevation. BEDROOM 2 (9'2" x 7'10") double glazed window to rear garden. BEDROOM 3 (9'3" x 6'7") single room with centre light and UPVC double glazed window to front elevation. First floor CLOAKROOM (6' x 2'9") white low level WC and wall mounted wash hand basin with tiled splash back, vinyl floor, "Baxi Solo" mains gas central heating boiler. Parking is the roadside, with a raised pathway leading to entrance gate and pathway with gravelled forecourt garden area. A gravel pathway to the side of the property forms part of the title (subject to a pedestrian right of way to a neighboring property.)

The rear garden is very private, predominately gravelled with a paved sitting area, enclosed by stone boundary walls, mixed shrubbery and raised beds. Stone built toolstore.

GROUND FLOOR  
541 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.2 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 offices, travel in an easterly direction up the high street towards the traffic lights, Croft Terrace is the last turning before the traffic lights on the right hand side, No'1 being the first property on the left hand side.

### Tenure

Freehold

### Services

Mains Gas, Electricity, Water and Drainage  
 Council Tax Band E  
 EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	60 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.