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herbert r thomas

23 St John's Close
Cowbridge, The Vale of
Glamorgan, CF71 7HN

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23 St John's Close

Asking price **£525,000**

An extended detached 4/5 bedroom family home offering flexible accommodation with landscaped front and rear gardens, private driveway and garaging. Well positioned at the head of the well regarded residential close along Brookfield Park, a short walk to local schools and all the amenities Cowbridge High Street offers.

A detached, extended family house offering versatile accommodation with potential to reconfigure and upgrade.

Ground floor accommodations comprises an entrance hall with WC off, living room, dining room, kitchen, utility room, large family/hobbies room and downstairs shower room.

The first floor offers 4 bedrooms and a family bathroom.

Landscaped front and rear gardens, private driveway, car port and attached garage.

Well positioned at the head of a quiet residential close with local schools and all amenities easily accessible.

CHAIN FREE





An extended detached 4/5 bedroom family home offering flexible accommodation with landscaped front and rear gardens, private driveway and garaging. Positioned at the head of the well regarded residential close, a short walk to local schools and all the amenities Cowbridge High Street offers.

Covered entrance with glazed UPVC front door opening to ENTRANCE HALL (16'5" x 7'9" max) fitted carpet, two ceiling lights, quarter turn timber spindle stairs rising to the first floor with high-level window above. Door to WC (6'3" x 4'11") ceramic tiled floor, fitted ceiling light, high-level frosted window to side elevation with low-level WC, wash hand basin to side, vanity storage under, additional storage cupboard. LIVING ROOM (19'8" x 12'2") fitted carpet, two fitted ceiling lights, electric fireplace with honed stone surround and hearth, dual aspect with one window having side views to the driveway and a large window overlooking the front garden. KITCHEN/ BREAKFAST ROOM (12'6" x 10'6") ceramic tiled floor, multiple fitted ceiling lights, wall and base mounted units, roll top work surfaces, stainless steel sink, drainer and mixer tap with window above, dishwasher, free standing electric oven, gas hob and grill. Door through to UTILITY ROOM (6'3" x 10'1"), ceramic tiled floor, wood effect work surface with provision for plumbed goods below (tumble dryer to remain), wall mounted lights, pitched corrugated UPVC roof with sliding doors opening to the rear garden. Formal DINING ROOM (10'6" x 9'6"), central ceiling lights, fitted carpet and large window to the front.

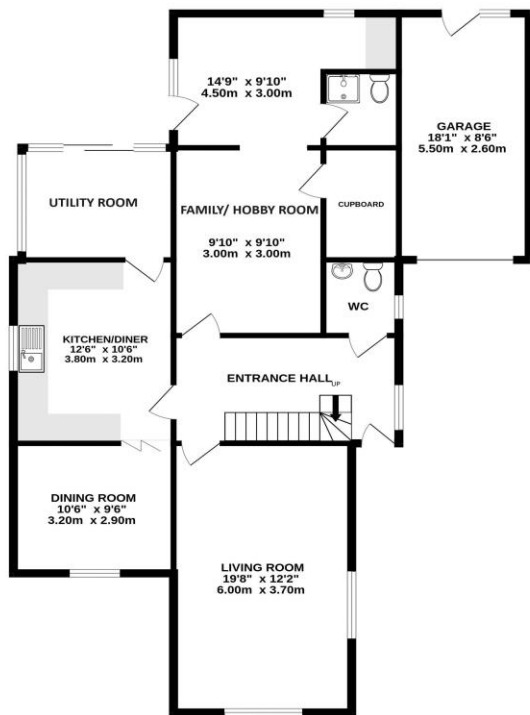
Additional, open plan FAMILY/ HOBBY ROOM (9'10" x 9'10" plus 14'9" x 9'10") original wood block floor, pendant ceiling light and built-in wardrobe. Wide open arch to further flexible living space, timber effect floor, multiple recess LED spotlights to ceiling, wall and base mounted units with rolltop worksurfaces, inset stainless steel sink with drainer, frosted

side window and part glazed UPVC door opening to the rear garden. Ground floor SHOWER ROOM (5'2" x 5'7"), modern three-piece suite, comprising a low-level WC, pedestal wash hand-basin and rainfall shower enclosure with tiled floor, chrome heated towel rail and fitted ceiling light.

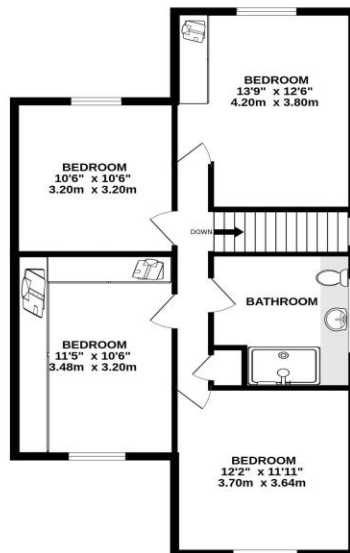
First floor LANDING (2'7" x 12'), fitted carpet, pendant ceiling light with airing cupboard, attic hatch with retractable ladder. BEDROOM 1 (13'9" x 12'6") fitted carpet, pendant ceiling light, built-in wardrobes with sliding doors and large window overlooking the rear garden. BEDROOM 2 (10'6" x 10'6"), timber effect floor, ceiling light and large window to the rear elevation. BEDROOM 3 (12'2" x 11'11") fitted carpet, pendant ceiling light with elevated views to the front. BEDROOM 4 (11'5" x 10'6"), timber effect floor, central ceiling, light, fitted wardrobes with sliding doors and additional open shelving to side, window to the front elevation. FAMILY BATHROOM (7'4" x 9'5"), vinyl floor, fitted ceiling light, tiled walls, low level WC, ceramic wash hand basin with vanity storage below and a walk-in (mains fed) double shower with glass screen fitted.

The front of the property is accessed at the head of the quiet residential close with a well-kept Block pavia double driveway with lawn running along side and access to carport and attached garage. GARAGE (12' x 17'1") level concrete floor, multiple power points, lighting, rafter storage, recently fitted manual up and over door to the front, and to the rear a frosted glazed door giving access to the rear garden. The rear garden is accessible from the side and opens to a paved pathway, hedge lined lawn and paved courtyard area. The main rear garden is predominantly lawned with stock borders and fencing to boundaries.

GROUND FLOOR
1170 sq.ft. (108.7 sq.m.) approx.



1ST FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 1906 sq.ft. (177.1 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 offices in Cowbridge, travel along High Street onto Eastgate and up to the traffic lights, turn right onto St Athan Road; and immediately right again into Broadway. Proceed along this road, take the first turning left into Brookfield Park, St Johns Close is the first cul de sac on the left.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
 Council Tax Band G
 EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 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.

