

hrt
herbert r thomas

5 Westgate

Cowbridge, The Vale Of
Glamorgan, CF71 7AR

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5 Westgate

Asking price **£499,000**

An extensively renovated, three bedroom, characterful cottage situated in a prime location along Westgate with Cowbridge and all associated amenities on your door step, allocated parking and enclosed courtyard style garden.

Modern cottage style hardwood doors fitted throughout.

Herringbone ceramic tiled floor to main reception rooms.

Original fireplace, beams and feature natural stone accent wall.

Accommodation set over two floors comprises an entrance hall, well proportioned front reception room, inner hall with shower room just off, modern kitchen/diner, three bedrooms and shower room to the first floor.

Two designated off road parking spaces for the sole use of No.5.

Enclosed landscaped courtyard style rear garden with easy maintenance in mind.

Prime central town location situated along Westgate.





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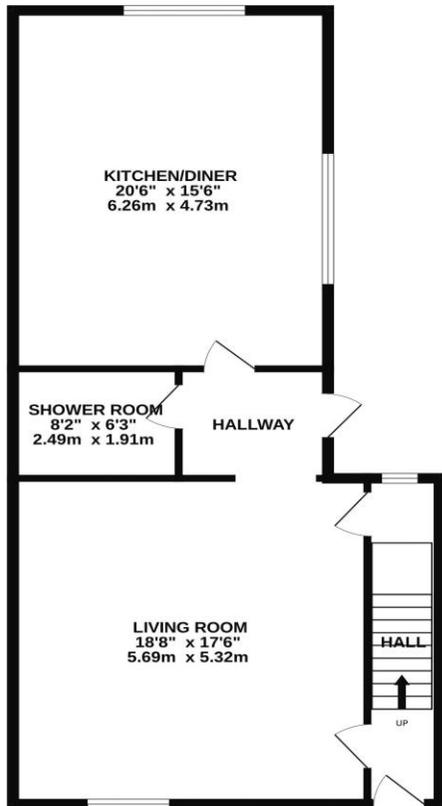
ENTRANCE HALL (3'3" x 8'), herringbone tiled floor, pendant light, carpeted stairs to the first floor landing. Front SITTING ROOM (18'6" x 16'10"), herringbone tiled floor, LED spotlights, original beam, natural stone and brick feature wall and fireplace. STORE (3'7" x 10'1") window to the rear courtyard garden. INNER HALL (9' x

8'4") tiled floor, ceiling light and door to the rear. Ground floor SHOWER ROOM (8'1" x 6'3"), tiled floor, wall mounted heated towel rail, modern WC, tiled double shower enclosure, basin with vanity storage under, extractor fan and ceiling light. KITCHEN/ DINING ROOM (20'5" x 14'1"), tiled floor, multiple LED spotlights Shaker style kitchen fitted with rolltop worksurface, tiled splashback with breakfast peninsula/bar extension. Appliances to remain include an oven, induction hob, (extractor over), dishwasher, washing machine and ceramic sink. Enjoying a dual aspect with window to side

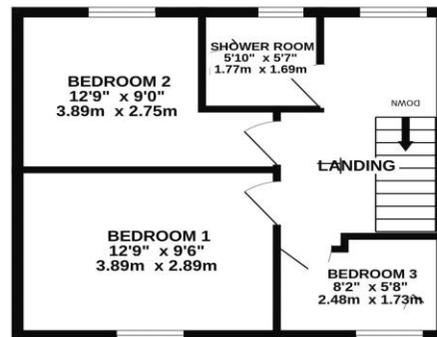
elevation and to the rear. First floor LANDING (12'1" max x 9'1" max), fitted carpet, pendant light, attic hatch and window with elevated views to the rear. BEDROOM ONE (12'6" x 9'8") fitted carpeted, pendant ceiling light, deep set window with views to the front. BEDROOM TWO (12'8" x 8'7"), fitted carpeted, ceiling light with deep window to rear elevation. BEDROOM THREE/ DRESSING ROOM (6'1" x 8'1"), carpet, pendant light and window to the front. SHOWER ROOM (5'9" x 5'11"), low-level WC with frosted window over, corner shower enclosure (fully tiled) with ceramic sink waterfall tap over vanity storage under and heated towel rail.

The front of the property leads directly out to the enviable, central town position of Westgate. The property benefits from a fully enclosed courtyard style garden made up of recently laid sandstone paving and quality fencing. Two allocated parking bays for the sole use of the cottage are accessed within De Claire Lodge development.

GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 1195 sq.ft. (111.1 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 Cowbridge office, travel in a Westerly direction up the High Street. As the High Street becomes Westgate. No.5 lies on your right hand side.

Tenure

Freehold

Services

Mains water, drainage and electricity - gas connection available. Currently electric heating.
Council Tax Band
EPC Rating

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		81 B
69-80	C		
55-68	D		
39-54	E	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.

