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herbert r thomas

22 Borough Close
Cowbridge, The Vale Of
Glamorgan, CF71 7BN

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22 Borough Close

Asking price **£340,000**

Well proportioned mid link 3 bedroom house in the popular Borough Close area with easy central access to Cowbridge High Street and amenities.

Well located traditionally built mid link townhouse

Entrance hall, lounge and sitting room, kitchen/breakfast room and downstairs cloakroom/utility room

Landing, 3 bedrooms and large family bathroom

Excellent parking and front lawn

South facing decked and lawned rear garden

No onward chain



Well proportioned mid link 3 bedroom house in the popular Borough Close area with easy central access to Cowbridge High Street and amenities.

Canopied entrance with panelled and double glazed door to HALLWAY, (13'4" x 6'6") built in shelved cupboard, window to front elevation, traditional spindled quarter turn staircase to first floor with under stairs cupboard, front LIVING ROOM, (14'9" x 10') UPVC double glazed window to front elevation. Boiler cupboard containing mains gas combination boiler. Rear SITTING ROOM, (14'2" x 11'7") UPVC double glazed french doors to rear garden, raised feature fireplace with slate hearth.

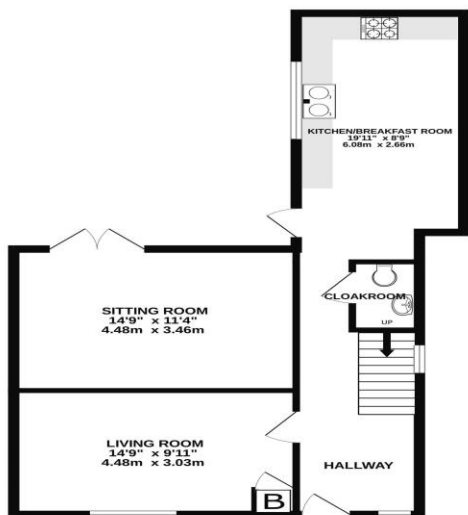
Access from hallway to central LOBBY with door to CLOAKROOM/UTILITY ROOM, (7'8" x 3'1") white low level WC and wall mounted wash hand basin, space and plumbing for stacked washing machine and tumble drier. Spacious rear KITCHEN/BREAKFAST ROOM, (19' x 8'9"), range of cream 'Shaker' style base and wall cupboards with wood block work surfaces and white porcelain double bowl sink, integrated double oven, gas hob and extractor, space and plumbing for dishwasher, UPVC double glazed window and door to rear garden.

LANDING with loft hatch and doors to BEDROOM 1, (11'4" x 11'8" max) UPVC double glazed window to rear garden with views to

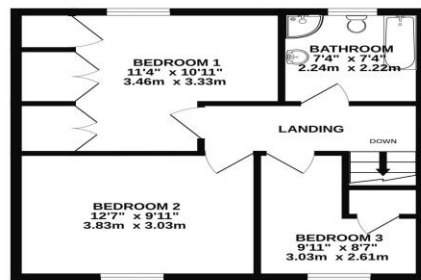
school grounds beyond, built in wardrobes. DOUBLE BEDROOM 2, (12'8" x 10') UPVC double glazed window to front. BEDROOM 3, (10'4" x 5'6" min 8'10" max) L shaped single room with double glazed window to front elevation and built in single wardrobe. BATHROOM, (8' x 7'6") traditional white suite including double ended bath, quadrant shaped shower with glazed entry doors, pedestal wash hand basin and low level WC, panelled lower walls and frosted double glazed window, chrome heated towel rail.

The front of the property combines a rectangular lawn and gravelled parking area. The rear garden has a southerly aspect and combines decked sitting area and rear lawn.

GROUND FLOOR
612 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 1061 sq.ft. (98.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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.





Directions

From our Cowbridge Office walk in an Easterly direction and take the right hand turn into The Limes. Follow the road around to the left and take the next right hand turn into Borough Close where No. 22 lies as indicated by our For Sale Board

Tenure

Freehold

Services

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

Viewing strictly by appointment through
Herbert R Thomas

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Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

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hrt Est. 1926



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 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.