



LEADING TO  
MIDDLEGATE WALK

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13 Middlegate Court  
Cowbridge, The Vale Of  
Glamorgan, CF71 7EF



## 13 Middlegate Court

Asking price **£475,000**

Immaculately presented, modern three bedroom detached house ideally situated in a central location with easy walking access to Cowbridge High Street and amenities.

Exceptionally well located and immaculately presented 3 bedroom house

Entrance hall and cloakroom, living room, dining room and rear conservatory, well fitted and equipped modern kitchen breakfast room and utility room

3 double bedrooms, en-suite shower room and main bathroom

Easy to maintain gardens, driveway and single garage

Perfect centre of town location with easy access to a range of amenities









Immaculately presented, modern three bedroom detached house ideally situated in a central location with easy walking access to Cowbridge High Street and amenities.

Covered entrance with modern Upvc composite double glazed door. HALLWAY (5'6" x 4'8"), ceramic tiled floor. CLOAKROOM (5'6" x 2'9"), modern white low level WC and wash hand basin with vanity cupboard, ceramic tile floor and lower walls, frosted double glazed window. LIVING ROOM (17'3" x 14'3"), modern timber effect floor, double glazed window to front elevation, electric fire with oak surround. DINING ROOM (11'8" x 11'2"), matching timber floor, double glazed french doors to

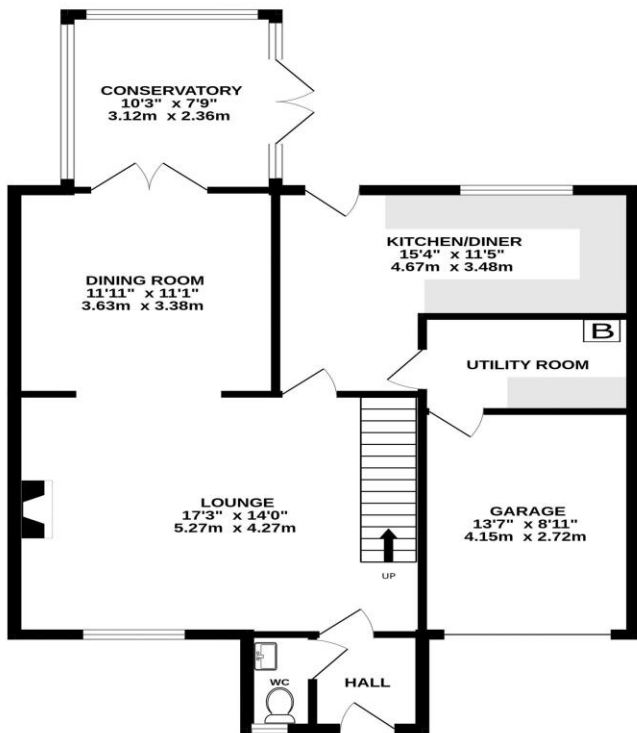
rear CONSERVATORY (9'9" x 8'6"), ceramic tiled floor, double glazed windows and french door to private rear garden. KITCHEN BREAKFAST ROOM (15'3" x 11'6" max 7'6" min), modern range of white base and wall cupboards with glazed display cabinet, inset stainless steel one and a half bowl sink and drainer, integrated double oven, ceramic hob and extractor, slot in dishwasher, room for breakfast table, window and door to rear garden. UTILITY ROOM (9' x 5'6") fitted base and wall cupboards, space for washing machine and fridge freezer, tiled floor, wall mounted Baxi mains gas central heating boiler. Door to garage.

LANDING, loft hatch, airing cupboard with foam lagged tank. BEDROOM 1 (14'2" x 10'6" max), built in wardrobes, double glazed window to rear elevation. EN-SUITE SHOWER ROOM (8' x 3'1"), tiled to floor and walls, white suite including shower cubicle with glazed entry door, wash hand basin with vanity cupboard and low level WC, chrome heated towel rail. BEDROOM 2 (11'7" x 10'8" max), double glazed window to front elevation. BEDROOM 3 (14'3" x 7'9"), twin or double room with built in cupboard over stairs and double glazed window to front elevation. BATHROOM (7'10" x 5'2"), modern white suite including panelled bath with mixer shower and shower screen over, pedestal basin and low level WC, fully tiled to floor and walls, chrome heated towel rail and frosted double glazed window.

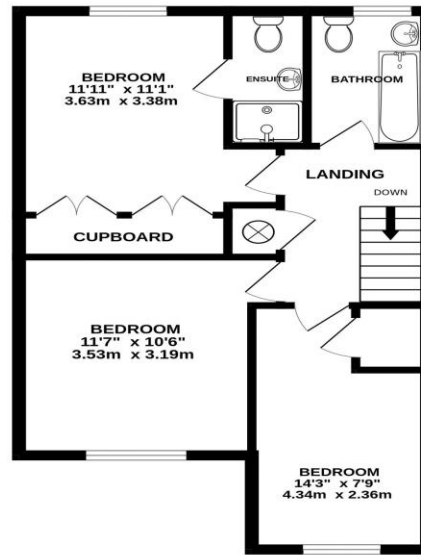
Wide, block paved entrance with small gravelled garden and shrubbery, tarmacaded driveway leading to single GARAGE/STORE (13'7" x 9'2"), electric operated door, fitted shelving. Paved side path and gate to rear garden. Block paved sitting area with shaped lawn and mature flower and shrub beds.

FOOTNOTE: The property is located in a quiet central location. Roadside parking on Middlegate Court is residents only and a residents permit is available from the local authority on request.

GROUND FLOOR  
807 sq.ft. (75.0 sq.m.) approx.



1ST FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1296 sq.ft. (120.4 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

Turn off the Cowbridge High Street alongside the Town Hall and head towards the rear Town Hall car park, bearing left into Middlegate Court. On entering Middlegate Court, go straight on passing the first turning right. As you turn left into Middlegate Walk No.13 is directly in front of you.

## Tenure

Freehold

## Services

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

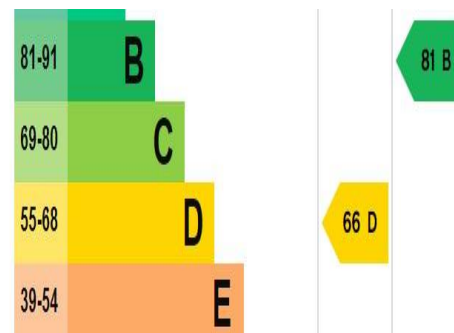
Viewing strictly by appointment through Herbert R Thomas

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