

# hrt

herbert r thomas

1 Hopyard Meadow

Cowbridge, The Vale Of  
Glamorgan, CF71 7AN

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# 1 Hopyard Meadow

Asking price **£199,950**

Well presented, purpose built, one bedroom ground floor apartment, a short walk from Cowbridge High Street and amenities.

One bedroom ground floor apartment

Well presented accommodation throughout with modern kitchen/breakfast room and shower room/wc

Purpose built development

Level walk to Cowbridge High Street

Independent entrance doorway

Allocated parking space and communal garden areas

Ideal first time/retirement/buy-to-let property

Vacant possession and no ongoing chain

Viewings highly recommend



Situated in the conveniently located Hopyard Meadow development, lies this beautifully presented one bedroom ground floor apartment within a short level walk to all Cowbridge's amenities and services. The property is ideal for first time/retirement owner occupiers, or as a buy to let investment. It is sold with vacant possession and no upward chain.

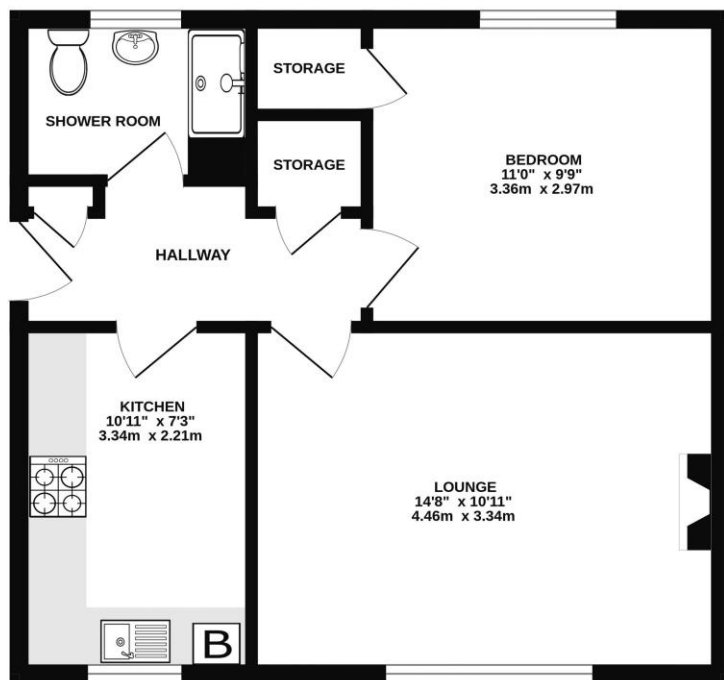
Well presented accommodation comprises; ENTRANCE HALL accessed via leaded and stained-

glass panel door. The entrance hall has a built-in coat storage cupboard plus airing cupboard housing radiator and shelf storage space. The generous LOUNGE, with window to front, feature electric fire set on a marble effect hearth with matching inset with ornate wooden surround and mantle, flanked by two wall light points. KITCHEN BREAKFAST ROOM, window to front, offers a range of high gloss white base, larder and wall mounted units, grey granite effect worksurfaces with

splashback tiling over. Integrated oven with four burner gas hob and cooker hood above. Fridge/freezer. Space and plumbing for washing machine. Modern gas fired combination boiler within wall unit. The DOUBLE BEDROOM has a window to rear overlooking garden space, built-in wardrobe with fitted hanging and shelf space. SHOWER ROOM, white three-piece suite comprising; double shower cubicle with mains shower fitted, low level WC with concealed cistern and wash hand basin set on a roll top work surface with storage cupboards below. Vinyl flooring and full ceramic tiling walls.

Outside the property offers one allocated parking space with ample general/ visitor parking. The apartment has access to landscaped communal garden areas. The garden area immediately to the rear of No.1 is used by No.1 on a casual/ non-exclusive basis. The garden shed located adjacent belongs to Apartment 1.

GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.







### Directions

From our office, walk along the High Street and onto Westgate. Hopyard Meadow is located on the left hand side immediately before the turning onto the Llantwit Major Road. As you enter the development, apartment one is located immediately on the left hand side.

### Tenure

Leasehold. 999 years leasehold agreement from 1984. £1 share of freehold held by current owner.

### Services

Mains Gas, Electricity, Water and Drainage. Ground rent included in service charge of approx £1,000 per annum. Management by Seel & Co. Council Tax Band C  
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 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.