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3 Brooklands Terrace  
Culverhouse Cross , Cardiff, CF5  
5TH

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## 3 Brooklands Terrace

Asking price **£179,999**

An extended, two double bedroom mid terraced cottage, situated in a highly convenient location.

Extended mid terrace cottage

Highly convenient location within walking distance to major shopping facilities and transport links

Potential to extend subject to relevant planning permission

In need of decorative updating

Lounge, dining room, kitchen/breakfast room and ground floor wet room/WC

Two double bedrooms to first floor

UPVC double glazing throughout

Modern gas fired central heating boiler

Generous sized terraced rear garden

Viewings highly recommend



Situated in a highly convenient location within walking distance to shopping facilities and transport links within Culverhouse Cross lies this mid terrace, two double bedroom cottage.

Offered to the market for the first time in over 100 years, the property which is in need of decorative updating, holds potential for further extension, subject to relevant planning permission.

Currently, the accommodation comprises; an entrance porch, leading into the entrance hallway. The dining

room with window to front and wall mounted display shelving in chimney breast recess is open plan to the lounge. The lounge with window to rear with views of the garden has stairs rising to the first floor. A real flame, coal effect gas fire is set in a dressed stone fireplace with wall mounted shelving in recess. The kitchen/ breakfast room with window to side, offers a range of base, larder and wall mounted units. Roll top work surfaces extend to a breakfast bar area. Space for cooker, fridge/freezer and washing machine. Beyond the kitchen is a rear hall with door into the garden and further door into a ground floor

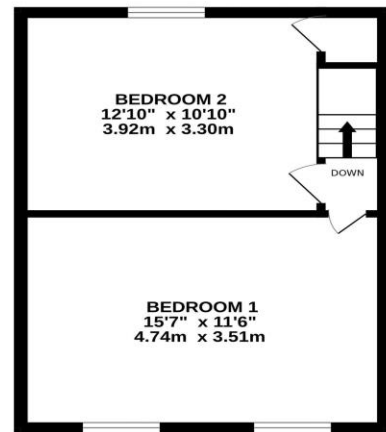
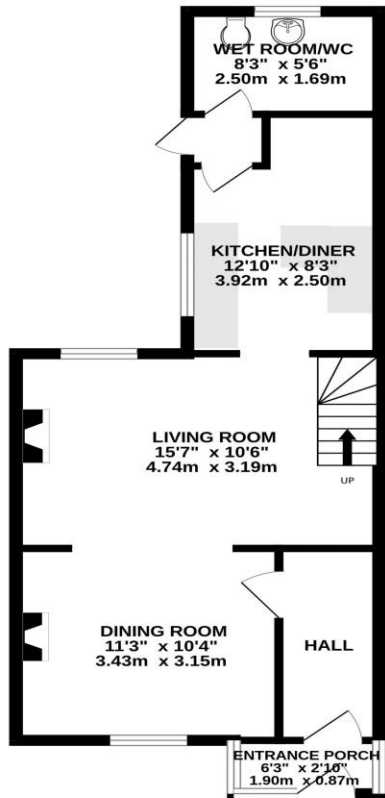
wet room/WC. The wet room with window to rear has a double shower tray with an electric shower fitted,, low level WC and pedestal wash hand basin with Perspex, marble effect panelling to three walls.

The first floor landing with loft inspection point gives access to the bedroom accommodation. Bedroom one is a large double bedroom with two sash windows to front. Bedroom two has a window to rear enjoying views of the garden plus a built-in airing cupboard housing an 'Ideal Logic' gas fired combination boiler. To the front of the property is a forecourt garden with mature shrub, tree and flower borders.

To the rear is an enclosed landscape terrace garden. Paved patio areas extending from the rear of the property, with steps leading to the top of the garden. The garden is boarded by block walling, overlap wood fencing and mature hedgerow. It has a range of mature shrubs and trees.

GROUND FLOOR  
486 sq.ft. (45.2 sq.m.) approx.

1ST FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.4 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

From Cowbridge, travel East along the A48. Travelling through the villages of Bonvilston and St. Nicholas. At the Culverhouse Cross interchange, take the fourth exit signposted Barry. At the second set of traffic lights turn left onto Brooklands Terrace And the property will be found on the right hand side indicated by our for sale board.

## Tenure

Freehold

## Services

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

Viewing strictly by appointment through  
Herbert R Thomas

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**hrt** Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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