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12 Downs View
Aberthin, Nr Cowbridge,
The Vale of Glamorgan
CF71 7HF

12 Downs View

Guide Price £530,000

Immaculately presented spacious extended four double bedroomed semi-detached home in a secluded position with large south facing garden, located in a quiet cul-de-sac within walking distance of Cowbridge amenities and schools.

Substantially extended 4 bedroom semi-detached family home

Entrance hall and cloakroom, original living room with wood burning fire, beautifully appointed kitchen/breakfast room and utility room, separate family room of exceptional proportions

Landing, 4 bedrooms, high quality family bathroom (with separate shower) and en-suite shower room

Staircase to floored attic room with potential to create additional accommodation

Large resin driveway providing excellent parking, substantial south facing rear garden with distant views combining large raised terrace with steps down to private generous lawn

Village location within walking distance of Cowbridge Town Centre and amenities





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UPVC double glazed entrance door to HALLWAY, (11'2" x 6'5" max) porcelain tiled floor, staircase to first floor, built in cupboards CLOAKROOM, (6'8" x 3'6") modern white low level WC and wash hand basin with vanity cabinet below, traditional radiator and chrome heated towel rail, frosted double glazed window to front elevation with fitted shutters. LIVING ROOM, (15'1" x 12'1") double glazed window to front elevation and french doors to rear garden, coved ceiling, recessed wood burning fire and slate hearth with timber lintel over.

KITCHEN/BREAKFAST ROOM, (21'8" x 9'10") extensive range of 'Shaker' style fitted base and wall cupboards with granite work tops and inset porcelain sink, integrated 'Neff' double oven, ceramic hob, extractor and dishwasher, space for American style fridge/freezer, ceramic tiled floor, L shaped Peninsular unit and breakfast bar, shuttered double glazed window to front and

window to south facing rear garden. UTILITY ROOM, (13' x 4'1") matching tiled floor, plumbing for washing machine and tumble drier with granite worktop and fitted wall cupboards containing modern 'Worcester Bosch' mains gas central heating boiler, door to garden. Beautiful FAMILY ROOM, (17'6" x 21') high coved ceilings, double glazed shuttered windows to front elevation and french doors to rear garden. A timber effect herringbone patterned floor, recessed wood burning fire with carved stone surround and mantle.

Staircase flanked by timber panelling to LANDING, window to rear, door to airing cupboard with large tank. BEDROOM 1, (12'10" x 14'2") coved ceiling, double glazed shuttered window to front elevation. Door to EN-SUITE SHOWER ROOM, (12'9" x 3'1") deep fully tiled shower cubicle with glazed entry door, pedestal wash hand basin and low level WC, tiled floor, chrome heated towel rail and frosted double glazed window. BEDROOM 2, (15'3" x 11'3") built in wardrobes, shuttered double glazed window to front elevation, further window to rear with far ranging views. BEDROOM 3, (11'3" x 10'2") shuttered double glazed window to front elevation, fitted mirror doored

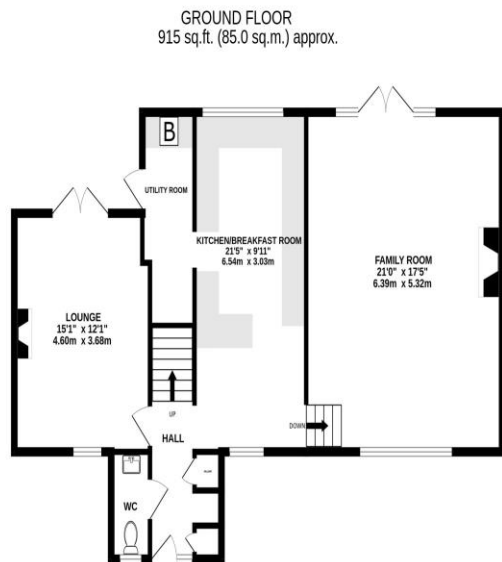
wardrobes. BEDROOM 4, (17'6" max x 8') adjacent to the main bedroom and currently used as a dressing room with fitted ceiling light and double glazed windows to rear.

BATHROOM, (15'2" x 6'1" max 4' min) high quality white suite including twin wash hand basin with vanity drawers below, deep panelled bath with mixer tap and hand held shower, low level WC and fully tiled shower cubicle with sliding glazed entry door, traditional radiator and chrome heated towel rail, tiled floor and lower walls, frosted double glazed window.

A permanent oak staircase rises from the landing to a large floored attic space with double glazed velux windows, offering considerable potential for several uses including fifth bedroom (subject to building regs).

Outside there is a high quality resin driveway flanked by laurel hedging provides parking for several cars (looking from the roadside the driveway area to the right belongs to the neighbouring property). Outside charging point and storage building which is available by separate negotiation.

The rear garden is of an exceptional size and is south facing with a wide raised tiled terrace and pergola, outside lighting and water with steps down to a substantial lawn enclosed by fenced boundaries with mature shrubbery and garden shed to remain.



TOTAL FLOOR AREA: 1775 sq.ft. (164.9 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 an easterly direction up The High Street to the traffic lights. At the traffic lights turn left onto Aberthin Road. Follow this road into the village of Aberthin taking the right hand turning immediately after The Hare and Hound. Drive up this road taking the third turning left into Downs View (not Downs View Close). No. 12 is discreetly positioned in the left hand corner.

Tenure

Freehold

Services

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

Viewing strictly by appointment through Herbert R Thomas

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59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 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.

