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18 Downs View
Aberthyn, Cowbridge, The
Vale Of Glamorgan, CF71
7HF

18 Downs View

Asking price **£299,950**

A very well maintained mid-terrace three bedroom home located peacefully within the Vale village of Aberthin with gates private driveway and generous rear garden that extends to countryside beyond.

The property presents very well with modern shaker style kitchen and fully tiles bathroom

Property benefits from privately owned solar panels with subsidised day rate tariff and quarterly payment

Situated at the head of a quiet residential Close in Aberthin.

Occupying a secluded spots with an open field to the front directly looking over a tree lined grass verge.

Local amenities such as the 'Hare & Hound' and 'The Farmers Arms' public houses along with Tudor Garages and Cowbridge Comprehensive School walkable.

Cowbridge 1.3 miles, Pontyclun 4.4miles, Cardiff 15.8 miles, M4 8.2 miles





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Covered entrance opens to the HALL with straight stairs rising to the first floor and door through to front SITTING ROOM, with sizeable window taking in elevated frontward views over the tree lined green space, feature gas fire with brick surround. A wide opening through to rear DINING ROOM, has sliding doors directly to the rear garden and open serving hatch through the kitchen. A very well maintained modern 'Shaker' style kitchen, with

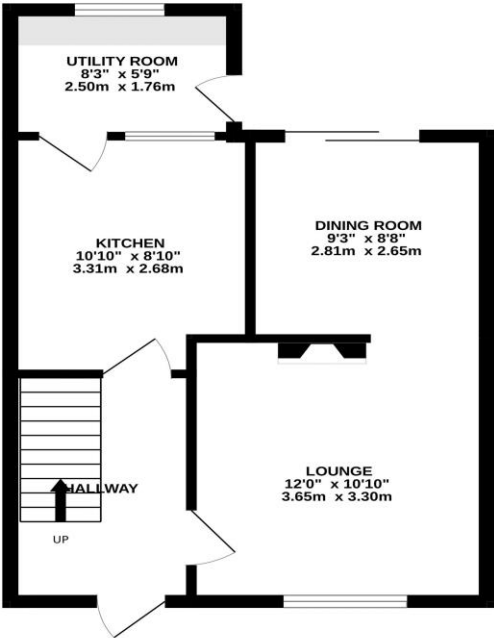
a run of wall and base mounted units and tiled floor. Door from the kitchen through to UTILITY ROOM, with a continuation of the 'Shaker' style units with velux window above, window to the rear and door out.

The 'L' shaped first floor LANDING is fully carpeted with a large attic hatch with retractable ladder accessible. Two bedrooms lie to the front of the property with an additional bedroom and bathroom to the rear. BEDROOM ONE is a sizable double bedroom with elevated views to the front, with an open field and far ranging common and countryside

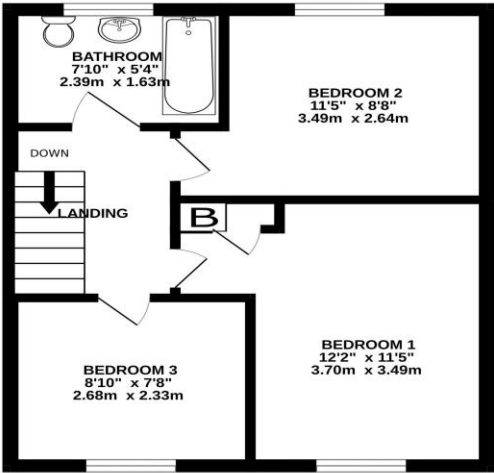
view beyond. BEDROOM TWO is rear facing and is a generous double size with lovely view to the garden and countryside beyond and directly adjoins BEDROOM THREE, to the front of the property and is a generous single in size with lovely open views and integrated high-level storage cupboard with slide doors and built-in bench below. All bedrooms have been well-maintained and neutral decorated throughout. Modern fully tiled BATHROOM comprises a three piece modern suite with bath with mains fed shower over, vanity storage under the sink and opposite with two windows frosted to the back garden.

The front of the property benefits from a gated double driveway with steps rising to the entrance and well stocked planted beds to both sides. Under croft side access (shared with a neighbour) leads to gated back entrance. The rear garden has a paved and deck seating area steadily sloping to a grass lawn with stock beds the other side up to a solid built outdoor that directly joins the local countryside.

GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.4 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 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), then the second left where No.18 is discreetly positioned to your front left as indicated by our 'For Sale' board. What 3 words -

Tenure

Freehold

Services

Mains Electricity, Gas, Water and Drainage
Council Tax Band E
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		88 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.

