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31 Druids Green
Cowbridge, The Vale Of
Glamorgan, CF71 7BP

31 Druids Green

Asking price **£295,000**

Exceptionally well located three bedroom link house with garage in a quiet cul-de-sac position with excellent access to Cowbridge Town Centre and amenities

The property has recently undergone works with newly fitted flooring throughout and plastered ceilings

A well balanced, mid link 3 bedroom house in a quiet cul-de-sac position

Accommodation is set over two floors and comprises an entrance hall, living room, open plan kitchen/diner, 3 first floor bedrooms and family bathroom.

Recently laid Cotswold buff gravel double driveway to the front

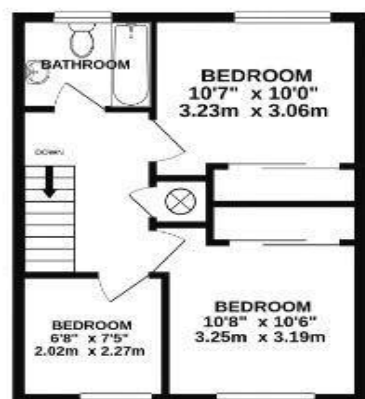
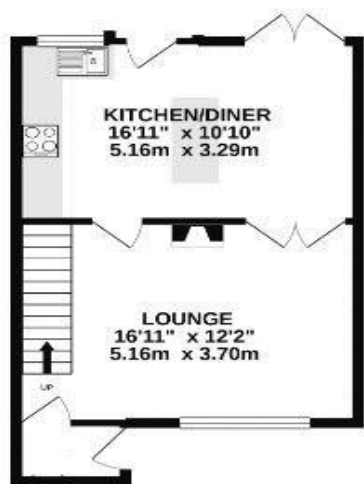
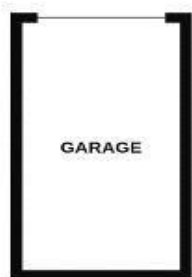
An enclosed landscaped rear garden with rear lane access to single garage

Excellent location in a central location with Cowbridge High Street a short level walk away.



Exceptionally well located three bedroom link house with garage, in a quiet cul-de-sac position, with excellent access to Cowbridge Town Centre and amenities.

Part glazed entrance door through to HALL, (3'5" x 6'), wood effect floor, part pitched ceiling, fitted lights and internal door opening to LIVING ROOM, (16'11" x 12'5"), timber effect floor continues, two fitted ceiling lights, large window with views to the front, brick chimney breast with inset electric fire flanked by doors either side, open to FITTED KITCHEN/DINER, (16'11" x 11'7"), with ceramic tiled floor, two fitted ceiling lights, L-shaped, run of wall and base mounted units, composite worktop, oven, hob and extractor fitted, provision for plumbed white



goods, stainless steel sink and drainer with mixer tap and window over. Two doors open to the rear of which one frosted and the other a pair of French doors.

Straight carpeted stairs from the living room, ascend to the first floor LANDING, (5'11" x 10'1"), newly fitted carpet, ceiling lights, access to airing cupboard housing the Logic, Combi boiler (fitted 2022), and separate attic hatch. BEDROOM 1, (11'2" x 10'11") fitted carpet, central ceiling light, semi open run of storage with shelving, drawers and hanging space, large window with elevated views to the front. BEDROOM 2, (10' x 10'6"), fitted carpet, central ceiling light, built in double wardrobe with sliding doors and window overlooking the back garden. BEDROOM 3, (6'8" x 7'6"), fitted carpet, central ceiling light and views to the front. FAMILY BATHROOM, (5'11" x 5'8"), tile effect vinyl floor, three-piece suite comprising pedestal, wash hand basin, low-level WC panel bath, tiled surround and frosted window above.

To the front lies a Cotswold buff gravel double driveway with pathway leading to the front door.





Directions

From our Cowbridge offices travel in an easterly direction up The High Street towards the traffic lights. Take the last turning left (before the traffic light at the top of East Gate) then bear left into Druids Green where No. 31 lies at the end of the road on your left hand side

Tenure

Freehold

Services

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

Viewing strictly by appointment through
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Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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hrt Est. 1926 **RICS**

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.