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herbert r thomas

32 Eastgate
Cowbridge, The Vale Of
Glamorgan, CF71 7DG

hrt.uk.com



32 Eastgate

Asking price **£339,000**

Stone built, mid terraced, three bedroom Eastgate cottage, well located with easy walking access to Cowbridge High Street and amenities.

Three bedroomed, mid-linked stone built cottage in central location

Entrance hall and front living room, separate sitting room, rear kitchen/breakfast room, landing, 3 bedrooms and large bathroom

Roadside parking

Stone walled, paved and lawned rear garden

Convenient location within walking access to town centre





Stone built, mid terraced, three bedroom Eastgate cottage, well located with easy walking access to Cowbridge High Street and amenities.

Wide pavement access to a UPVC double glazed entrance door leading to HALLWAY, traditional spindle staircase to first floor and original panelled doors to front LIVING ROOM, double glazed window to front elevation, tiled fire place surround,

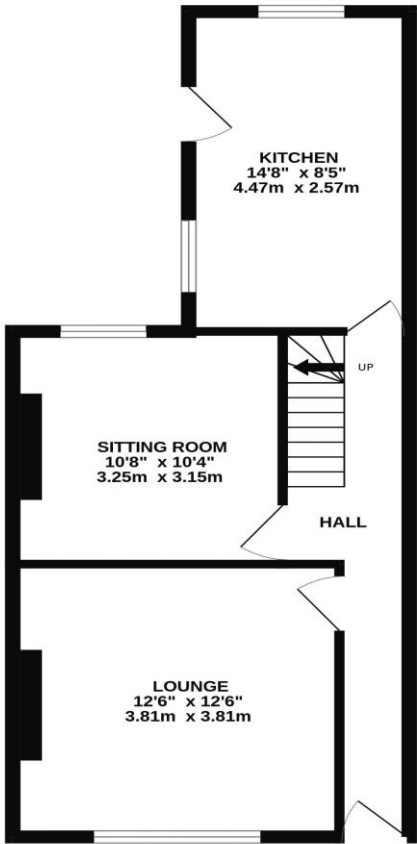
hearth and high ceiling. Separate SITTING ROOM tiled fire place surround and hearth, timber effect laminate floor, high ceiling height with double glazed window to rear garden. Rear KITCHEN/BREAKFAST ROOM modern white base and wall cupboards with wood block effect worktops, splashback and stainless steel sink. Integrated single oven, ceramic hob and extractor

fan, space for dishwasher, UPVC double glazed window and door to rear garden.

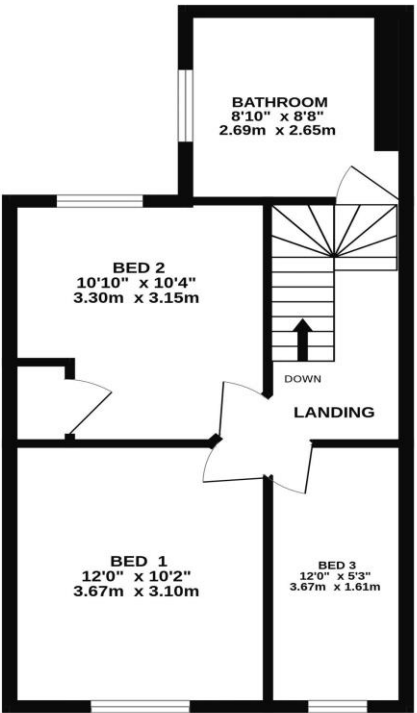
Split level landing with loft hatch and doors to double BEDROOM ONE laminate floor and double glazed window to front elevation. Double BEDROOM TWO airing cupboard with modern "Vaillant" mains gas combination boiler and double glazed window to rear. BEDROOM THREE laminate floor and aspect to front. Large BATHROOM modern white suite including U-shaped bath with electric shower and glazed shower screen over, wash hand basin with vanity cupboard and low level WC, part tiled walls, tile effect vinyl floor and frosted double glazed window.

Stone-wall enclosed South West rear facing garden with paved sitting area and lawn. Stone built lean to store.

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.





Directions

From our Cowbridge offices, travel in an Easterly direction up the High Street which continues into Eastgate, you will find No. 32 on the right hand side before reaching the traffic lights.

Tenure

Freehold

Services

Mains Water, Drainage, Electric & Gas.

Council Tax Band D

EPC Rating D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through
Herbert R Thomas

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