



**hrt**  
herbert r thomas  
[hrt.uk.com](http://hrt.uk.com)

11 Leoline Close  
Cowbridge, Vale Of Glamorgan,  
CF71 7BU



## 11 Leoline Close

Asking price **£329,950**

A substantially built semi-detached, 3/4-bedroom dormer bungalow sat on a generous end plot, with potential to reconfigure and or extend further with great connectivity to Cowbridge town centre and all associated amenities.

Being sold with no onward chain

Semi-detached 3/4 bed home within walking distance of Cowbridge Town Centre

Accommodation set over two floors

In need of some modernisation

Hedge lined front garden, side driveway, garage. Lawned and paved rear garden with partial views over the playing fields









A substantially built semi-detached, 3/4-bedroom dormer bungalow sat on a generous end plot, with potential to reconfigure and or extend further with great connectivity to Cowbridge town centre and all associated amenities.

Exterior steps lead to a decorative glazed front door to ENTRANCE HALL that is fully carpeted with the pendant light with stairs rising to the first floor and the ground floor rooms as follows. To your right lies a flexible FOURTH BEDROOM/HOME OFFICE, views to the back garden. To the side is the main SITTING ROOM with exposed treated timber flooring and multiple pendant lights, feature fireplace with gas insert, glazed double doors to the rear garden with partial view to the playing fields.

Opposite the stairs lies the fully tiled MAIN BATHROOM with a three piece suite comprising a panel bath with

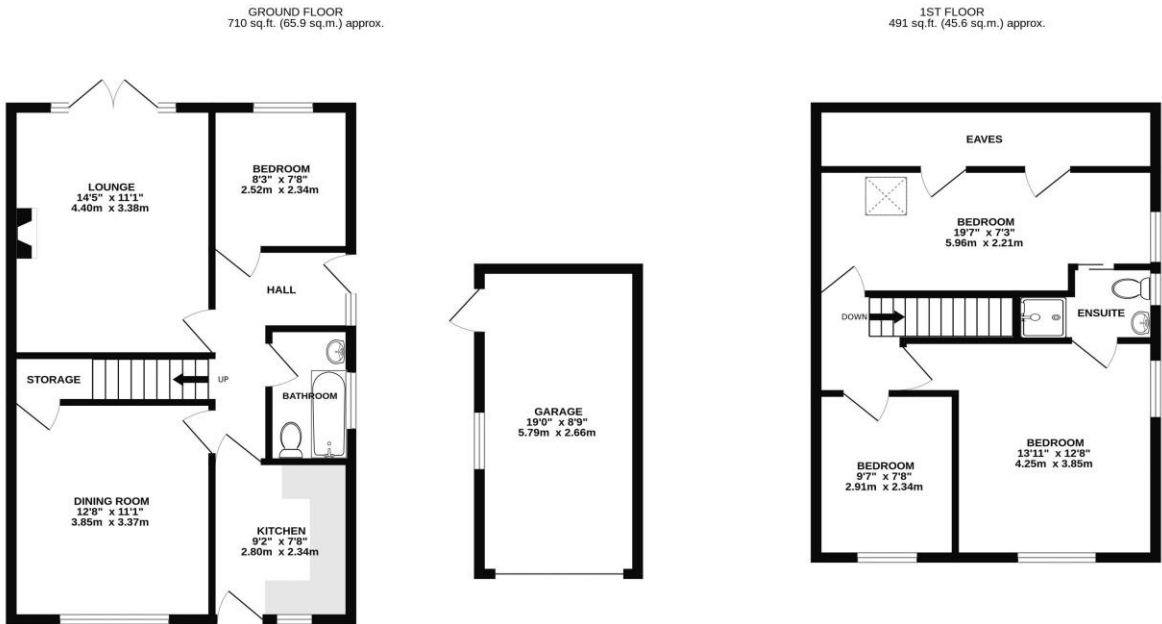
fitted hot and cold taps with shower attachment, pedestal wash hand basin, WC and frosted window to the side. To the rear of the property lies the formal DINING ROOM with exposed floorboards, pendant ceiling light and large window over to the hedge line front garden with an under stairs storage cupboard just off housing the water tank and open shelving.

The KITCHEN comprises a mixture of wall and base mounted units with granite effect roll top worksurfaces, freestanding 'Smeg' oven grill and hob with warming draw to remain, steel sink with large window and glazed door given direct access to the rear garden, and provision for plumbing white goods and Worcester wall mounted boiler cupboard.

The landing has pendant lights and a wide attic hatch to the attic storage. Upstairs are three bedrooms with a Jack and Jill bathroom. All bedrooms are double in size with

BEDROOM THREE and BEDROOM ONE front facing with large windows to the garden and BEDROOM TWO runs to the rear of the property and enjoys a natural light from two elevations a side window with view to the playing field and Velux window to the side elevation. This bedroom also benefits from sizable eaves storage cupboards with a built-in open bookcase with four enclosed drawers also. The Jack and Jill BATHROOM is for the benefit of bedrooms one and two and it contains a fully tiled electrical fed shower enclosure with a ceramic pedestal wash basin and WC with a large frosted window over to the side elevation.

Established hedge line front garden with flat lawn has a sizeable driveway running alongside and a generous single garage. The rear garden is predominant lawned, vegetable patch and established apple tree. Rear gate leads to pedestrian lane leading directly onto the playing fields providing a brilliant cut through to Cowbridge town centre. Patio off double doors in sitting room. Single garage benefits from a manually operated up and over door to the driveway, a side window and side pedestrian door. Block work construction.



TOTAL FLOOR AREA: 1201 sq.ft. (111.5 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.

Made with Metropix ©2025





## Directions

Driving from our offices, travel along the High Street and onto Westgate. Turn left onto the Llantwit Major Road. Proceed up the hill, take the 1st left into Geriants Way. Travel down the hill, turn left, Leoline Close is the 3rd cul-de-sac on the right. No. 11 is the end property to your left before the head of the cul-de-sac, indicated by our For Sale board.

## Tenure

Freehold

## Services

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

Viewing strictly by appointment through  
Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

**hrt**  
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,  
01446 772911  
[sales@hrt.uk.com](mailto:sales@hrt.uk.com)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 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.



