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The Shield

49 Eastgate,
Cowbridge,
Vale Of Glamorgan,
CF71 7EL

The Shield

Asking price **£1,075,000**

Imposing, Victorian Grade II listed town house with walled garden and substantial modern coach house. Easy walking access to Cowbridge high street and amenities.

Handsome, double fronted, Grade II listed family home of excellent proportions

Outer hall, central hallway, drawing room, sitting room, dining room, family room, cloakroom/ WC, kitchen dining room, utility room, conservatory

Five bedrooms to the first floor, family bathroom and separate shower room

Walled rear garden with level lawn and paved sitting area

Large, modern detached coach house to rear comprising double and single garage and first floor self-contained one bedroom flat

Walking distance to Cowbridge High Street, Cowbridge Comprehensive and Primary Schools





Imposing, Victorian Grade II listed town house with walled garden and substantial modern coach house. Easy walk to Cowbridge high street and amenities. Timber double doors to OUTER HALL, original internal door with beautiful stain glass detailing leads to a CENTRAL HALLWAY, Victorian patterned tiled floor, original spindled staircase with hardwood rail and useful understairs cupboard. Doors to DRAWING ROOM, wide bay window to front elevation, high coved ceiling, oak floor and recessed wood burning fire. SITTING ROOM with rear aspect, ornate carved timber fireplace surround and timber floor, serving hatch to kitchen. Formal DINING ROOM with oak floor, wide bay to front elevation, carved fireplace surround with marble inset and hearth. FAMILY ROOM, tile effect vinyl floor, fitted cupboards, part glazed door to rear UTILITY ROOM.

KITCHEN/ BREAKFAST ROOM, range of base and wall cupboards, black granite worktops and inset porcelain double bowl sink, integrated fridge freezer and dishwasher, "Rangemaster" cooker and extractor to remain. Natural stone tiled floor, internal glazed window and door to REAR CONSERVATORY. Double glazed windows overlooking rear garden. Ceramic tiled floor. UTILITY ROOM, range of oak fronted base, wall and tall cupboards, roll top work surface with inset sink and drainer. Spaces for washing machine, tumble dryer and fridge freezer, two ring hob and wall mounted mains gas 'Worcester' central heating boiler. Doors and window to rear garden. CLOAKROOM/ WC.

Main LANDING, glazed panel to roof space. BEDROOM ONE, a large double room with built-in wardrobes, decorative fireplace and windows to front elevation. BEDROOM TWO currently used as a first floor sitting room, high coved ceiling with windows to front elevation. BEDROOM THREE, oak floor and Upvc

double glazed window to rear aspect. Double BEDROOM FOUR, double glazed window to rear, oak floor and double airing cupboard with large cylinder tank. BEDROOM FIVE, a large single currently used as a study with window to front. Half LANDING with doors to BATHROOM, traditional white suite including clawfoot bath, low level WC and pedestal wash hand basin, frosted double glazed window, panelled doors and mirror. SHOWER ROOM, walk-in shower with glazed entry door and mains shower attachment, pedestal basin and low level WC, panelled lower walls and frosted double glazed window.

The rear garden is flanked by natural stone walls to both sides with a large paved sitting area leading onto a flat lawn with mature trees and shrubbery. A

pathway leads to the modern detached COACH HOUSE (access from a private lane to the rear). DOUBLE GARAGE with internal stepped access to a further, generous single garage both with up and over doors. To the first floor, a SELF CONTAINED FLAT with HALLWAY, loft hatch and built-in cupboard with space for stacked washing machine and tumble dryer. LIVING ROOM, double glazed window to garden elevation, small KITCHEN/ BREAKFAST ROOM with fitted base and wall cupboards and appliances including oven, hob, extractor, fridge and dishwasher. Double BEDROOM with built-in wardrobe and BATHROOM containing white three piece suite, frosted double glazed window and airing cupboard. Windows are Everest double glazed and heating is via electric storage heaters.





Directions

From our Cowbridge office, walk along the High Street towards Eastgate. The Shield is found on the left hand side before turning into Millfield Drive/ Druids Green.

What3words: group.disclose.pads

Tenure

Freehold

Services

Mains water, drainage, gas and electricity. Electric heating only to The Coach House.

Council Tax Band for flat:

Council Tax Band G

EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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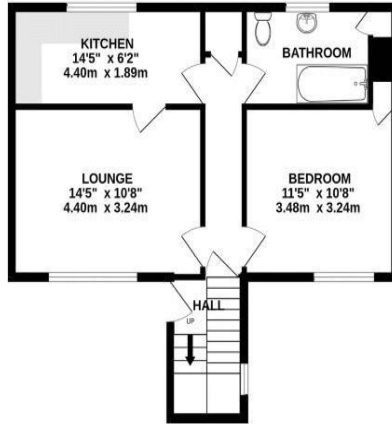
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

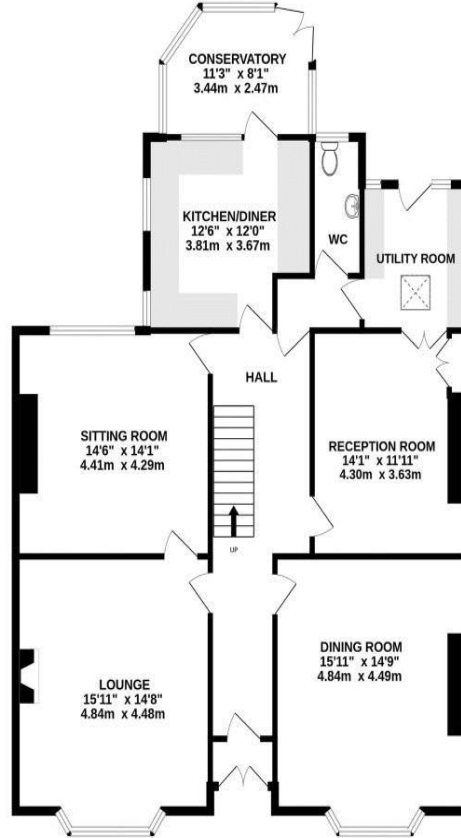
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



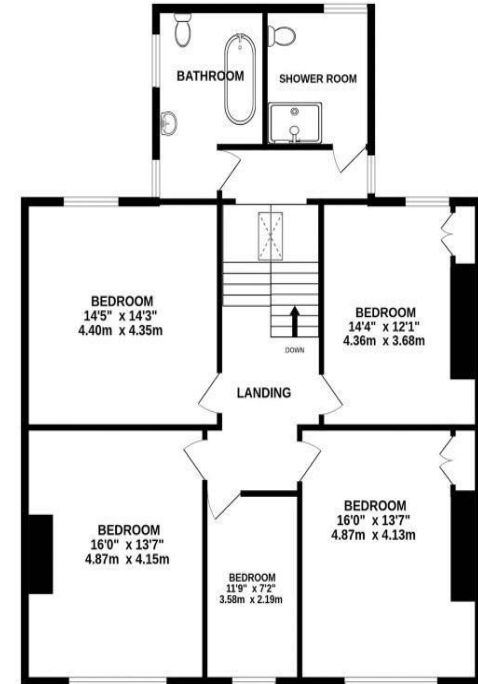
COACH HOUSE FLAT
532 sq.ft. (49.4 sq.m.) approx.



GROUND FLOOR
1357 sq.ft. (126.1 sq.m.) approx.



1ST FLOOR
1189 sq.ft. (110.5 sq.m.) approx.



TOTAL FLOOR AREA : 3079 sq.ft. (286.0 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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