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

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34 Druids Green

Asking price **£299,950**

An extended, well-presented home situated in a highly convenient location, just a short walk from Cowbridge Town Centre and schools.

Extended three, potentially four bedroom family home

Mid-terraced property situated in highly convenient location

Walking distance to Town Centre and schools

Well presented and maintained accommodation throughout

Lawned front garden plus courtyard garden to rear

Allocated parking and single garage

Viewing highly recommended





This extended 3/4 bedroom mid-terraced property is situated at the head of a peaceful cul-de-sac, conveniently located with a short walk to Cowbridge Town Centre and schools. The well presented and maintained accommodation is ideal for young families or downsizers looking for a centrally located property with flexible accommodation.

An ENTRANCE PORCH leads via a glass panel door into the lounge. The LOUNGE has a continuation of the same high-quality laminate wood flooring as the entrance porch. A bow window to front enjoys views over the garden and into the cul-de-sac.

Stairs rise to the first floor with useful under stairs storage cupboard.

The KITCHEN/DINING ROOM offers an extensive range of light ash effect base, larder and wall mounted units. It has complementing stone effect works surfaces with matching splashback over. Integrated double oven, four ring gas hob with cooker hood above, fridge/freezer and a dishwasher. The kitchen is open plan to the UTILITY ROOM/REAR HALL flooded with light from glazed panels within the pitched ceiling. The utility room has space and plumbing for washing machine and tumble dryer and has further wall mounted storage space.

Off the rear hall is a SITTING ROOM/4th BEDROOM which also has part glass panels to the high pitched ceiling, plus window to rear overlooking the courtyard garden and into the park beyond. The ground floor SHOWER ROOM has a white three-

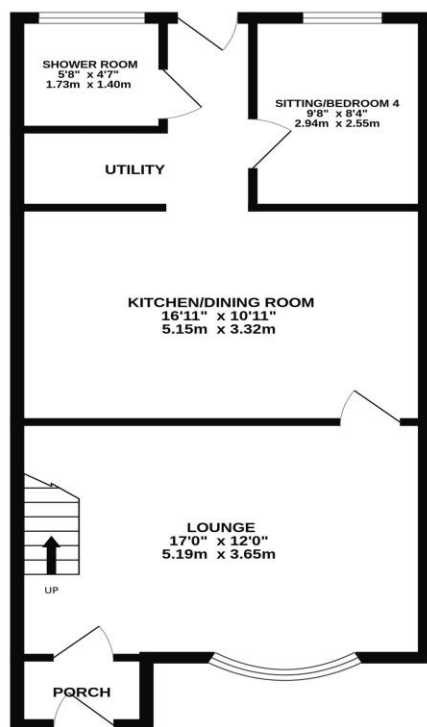
piece suite, including a double shower enclosure with electric shower fitted. Ceramic tiled flooring to floor and walls.

The first floor LANDING with loft inspection point plus airing cupboard housing a Baxi gas fired combination boiler, and gives access to the bedroom accommodation. BEDROOM ONE and BEDROOM TWO are both comfortable double bedrooms. Bedroom one and BEDROOM THREE are located at the front of the house with views into the cul-de-sac. Bedroom two is located at the rear of the property enjoying views into the park which lies between Druids Green and Millfield Drive. The FAMILY BATHROOM with white three-piece suite comprises of a panel bath with mixer tap/shower attachment over, low-level WC and sink unit with waterfall tap and storage below. The room has ceramic tile flooring and marble effect, perspex panelling to walls.

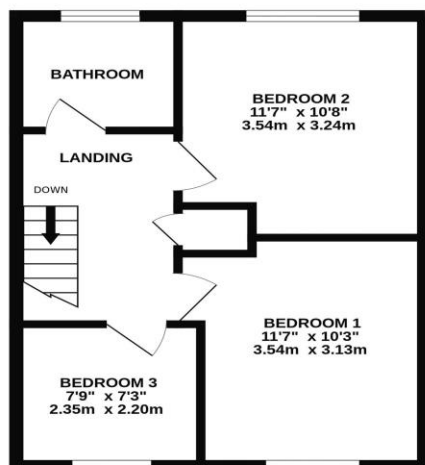
Outside to the front of the property is a lawned garden with mature shrub and tree specimens with a paved pathway leading to the front door.

To the rear is a paved courtyard garden boarded by overlap with fencing with rear access gate. From the front door turn left at the top of the pathway where there is an allocated parking space and garage solely for the use of number 34.

GROUND FLOOR
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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, walk along the High Street and onto Eastgate. Take the first left-hand turning onto Druids Green follow the road as it bears left. Turn right into the cul-de-sac when number 34 will be found indicated by our for sale board.

Tenure

Freehold

Services

Mains water, drainage, electric & gas.
Council Tax Band
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		87 B
69-80	C	74 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.

