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herbert r thomas

1 De Clare Lodge
Westgate
Cowbridge, The Vale Of
Glamorgan, CF71 7FR

hrt.uk.com

1 De Clare Lodge Westgate

Guide Price £415,000

An immaculately presented, light and airy, double bedroom, garden facing, ground floor apartment, within well-regarded 'Churchill' development. Conveniently located in the heart of Cowbridge town centre.

Modern double bedroom
ground floor garden facing
apartment

Secluded private patio enjoying
a westerly aspect over the
gardens

Immaculately presented, light
and airy accommodation

Use of beautifully manicured
and maintained communal
gardens and grounds, lounge
and bar

Conveniently located in the
heart of Cowbridge only a short
level walk to all of Cowbridge
Town Centre's amenities

Private residents parking





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Carpeted entrance HALLWAY with fitted ceiling light with large cloaks cupboard housing the heating manifold, open shelving and sensor light. The main SITTING ROOM enjoys a westerly facing aspect with garden access and views. Enjoying an airy feel with an inset electric fireplace, two fitted ceiling lights, a dining space and door to patio and garden.

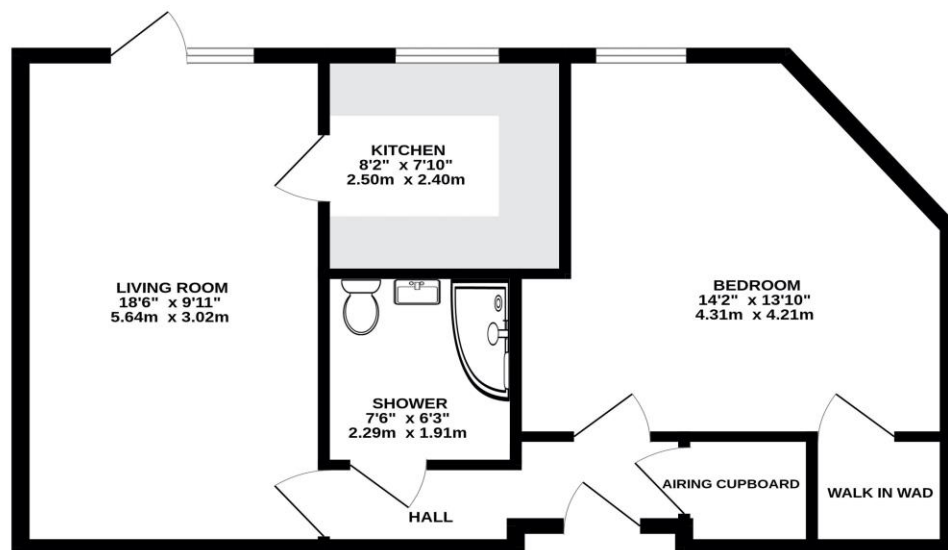
The KITCHEN with under counter lighting is fitted with a modern configuration of wall and base mounted units, appliances to remain include a high-level oven and grill with separate induction hob, built-in washing machine, fridge and separate freezer, stainless steel sink and large window taking in pleasant garden views.

The MAIN BEDROOM is a generous double with scenic garden views, fitted lights and walk-in dressing room with an array of useful hanging rails, open pigeonhole shelving and automatic light. The modern WET ROOM comprises high-quality 'Roca' three-piece suite with a low-level WC and matching

pedestal wash hand basin, vanity storage under and over with a double corner shower enclosure mains fed with fully tiled walls, chrome heated radiator with light and extractor fan.

The apartment is accessibly located on the ground floor, near to the communal lounge and entrance, garden facing with a private paved patio extending onto the hedge lined communal gardens to the front. Enjoying a sunny Westerly aspect. These views are enjoyed from both the living room and kitchen. An intercom system located in the hallway provides great connectivity with guests and also care assistance.

GROUND FLOOR
540 sq.ft. (50.1 sq.m.) approx.





Directions

From our Cowbridge office walk along the High Street in a Westerly direction away from the Town Centre. Cross the entrance to Eagle Lane and turn right into the Churchill Development where the pillared entrance will be located.

What3words: albatross.wonderful.alert

Tenure

Leasehold. 999 year lease from 2019.

Services

Mains water, drainage, gas and electricity.

Ground Rent £287.50.

Service Charge £1,803.47. Per Annum.

Council Tax Band C

EPC Rating B

Viewing strictly by appointment through
Herbert R Thomas

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 84 B | 84 B |
| 69-80 | 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.

