



# hrt

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37 Druids Green  
Cowbridge, The Vale of  
Glamorgan, CF71 7BP



## 37 Druids Green

Asking price **£289,950**

A very well-presented, two double bedroom, two bathroom mid-link property situated in a peaceful and highly convenient location close to the town centre with enclosed, low maintenance rear garden and garage.

Sold with no onward chain

Mid-link property situated in highly convenient location whilst positioned within a select close

Open plan spacious feel to the ground floor accommodation consisting of an entrance hall, WC, Sitting room, kitchen/diner to conservatory

Two double bedrooms, bathroom and en-suite upstairs

Walking distance to Town Centre, shops and schools

Well presented and maintained accommodation throughout









Part-glazed decorative front door to ENTRANCE HALL with access to plumbed WC with low-level WC, corner wall mounted sink opposite with frosted window over and Worcester boiler. Glazed door through to SITTING ROOM with a feature (gas) fire, wooden surround and marble hearth, double glazed window to front garden, fitted carpet and wide opening to sociable KITCHEN/DINING ROOM, ceramic tiled floor, a range of black high gloss base and wall mounted units, sink and drainer with mixer tap over, cooker, fridge, freezer and washing machine, large window and door out to the rear garden. The open plan, spacious feel continues

with opening from dining space to the CONSERVATORY with fitted laminate flooring and views and access to the rear garden.

Staircase from the sitting room rise to the 'L' shaped LANDING, with loft hatch and airing cupboard just off.

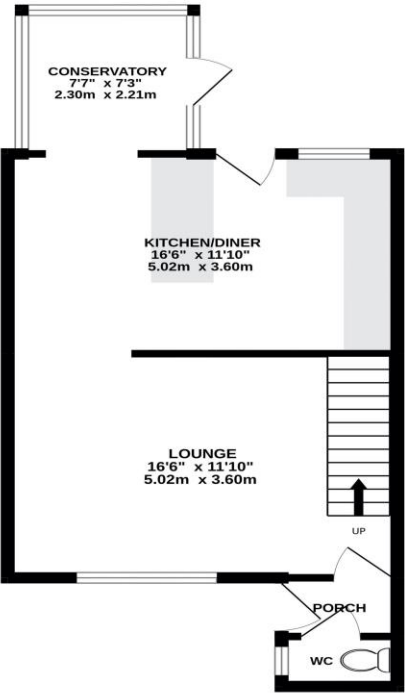
Double BEDROOM ONE, fitted carpet, ceiling light, large window to the front and modern glass door to fully tiled EN-SUITE shower room. A modern suite comprises a wall hung sink with vanity storage under, chrome heated towel rail, window to the front elevation with a modern WC and walk-in

double shower enclosure with rainfall shower attachment and multiple LED spotlights to ceiling. Double BEDROOM TWO, fitted carpet, space in an alcove for wardrobes and window overlooking the rear garden.

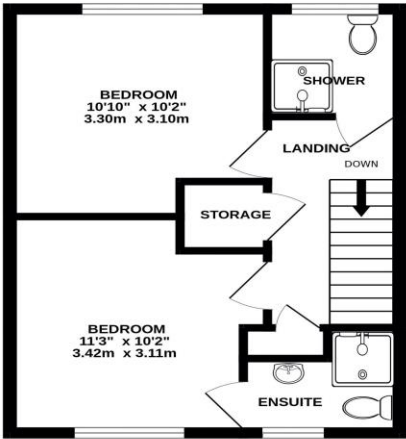
Family SHOWER ROOM with frosted window to rear, fully tiled wall and a three piece suite comprising a low level WC, enclosed shower cubicle (mains fed) hand basin and vanity cupboard below.

Outside, to the front is low hedge lined front garden, predominantly gravelled with a pathway to the front door. To the rear, is a low maintenance gravelled and paved garden and detached single garage with up and over door and access to rear lane via a pedestrian gate.

GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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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## Directions

From our Cowbridge office travel in an Easterly direction. Turn left before reaching the traffic lights into Druids Green and follow the road to the left. Take the second right hand turning and Number 37 will be on your left hand side as indicated by our For Sale board.

What3words: sandwich.agent.undertook

## Tenure

Freehold

## Services

Mains water, drainage, gas and electricity

Council Tax Band D

EPC Rating

Viewing strictly by appointment through  
Herbert R Thomas

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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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 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.



