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48 The Verlands  
Cowbridge, The Vale Of  
Glamorgan, CF71 7BY



## 48 The Verlands

Asking price **£685,000**

Spacious detached four bedroom family house in a quiet residential location within a convenient level walking access of Cowbridge High Street and amenities. A phase 2 style Verlands house of significant larger proportions with double garage and the added benefit with ensuite shower room.

Substantial detached "Phase 2 style" Verlands four bedroom house

Hallway, large front living room, substantial rear dining/sitting room, L-Shaped kitchen/breakfast room, utility room and cloakroom

Four bedrooms, ensuite shower room and family bathroom

Parking and double garage, lawned and paved front and rear gardens

Open aspect to rear

Easy level walking access to Cowbridge High Street









Spacious detached four bedroom family house in a quiet residential location within a convenient level walking access of Cowbridge High Street and amenities. A phase 2 style Verlands house of significant larger proportions with double garage and the added benefit with ensuite shower room.

UPVC double glazed entrance door to HALLWAY staircase to first floor, door to CLOAKROOM modern white low level WC and wash hand basin with vanity cupboard, part tiled to walls and floor, chrome heated towel rail. Small pane glazed double doors to a large front LOUNGE with upvc double glazed bay window to front elevation, gas fire in a marble surround and matching t.v stand to side, glazed internal door and slide screen to substantial rear DINING ROOM/SITTING ROOM pendant light and double glazed sliding patio doors to rear garden with rural aspect beyond.

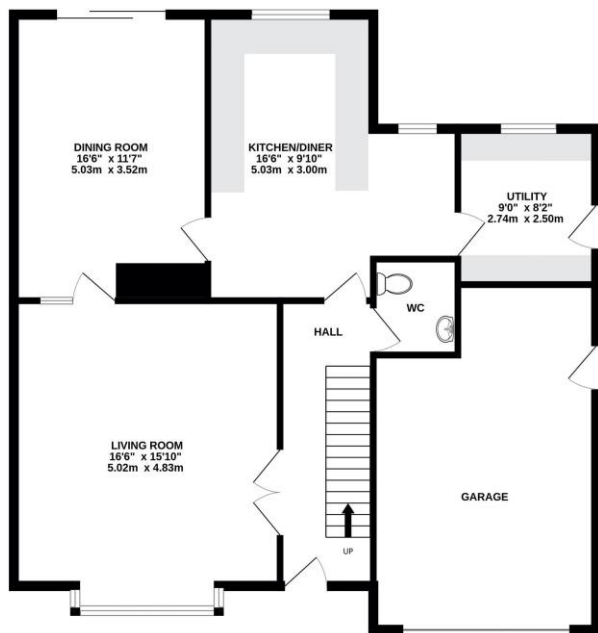
KITCHEN/BREAKFAST ROOM incorporating a substantial range of oak fronted base and wall cupboards with glazed display cabinet, roll top worksurface with tiled splash backs and stainless steel double bowl sink. Integrated double oven, gas hob and extractor, space for fridge/freezer, L-shaped and separated by peninsular unit with space for breakfast table, double glazed windows to rear elevations, ceramic tiled floors. Door to UTILITY/BOILER ROOM range of fitted, base and wall cupboards, roll top worksurfaces and stainless steel sink, space and plumbing for washing machine, modern floor mounted Worcester central heating boiler, double glazed window to rear and door to side.

LANDING with loft hatch and window to side elevation, lining cupboard and doors to BEDROOM ONE a

substantial double room, double glazed windows to front elevations, built-in wardrobes, door to well appointed ENSUITE SHOWER ROOM white jacuzzi suite including low level WC and wash hand basin with vanity cupboards and quadrant shaped shower cubicle with glazed shower enclosure and mains shower attachment, fully tiled to floor and walls. BEDROOM TWO a good double room with double glazed window to rear garden and open ground beyond. BEDROOM THREE door to airing cupboard with foam lagged cylinder tank. Double glazed window to rear. BEDROOM FOUR used as a study, deep shelved cupboard and double glazed window to front elevations. FAMILY BATHROOM white suite including paneled bath with mixer tap plus hand held shower and shower screen over, low level WC and pedestal wash hand basin, fully tiled to floor and walls, heated towel rail and frosted double glazed windows.

Lawned front garden screened by trees and mature shrubbery leading to attached double GARAGE with double up and over door, power and light, window and door to side. Gated side path to rear garden. South-West facing aspect with wide sand stone paved terrace, incorporating raised beds and sitting area, steps down to the main lawn fringed by established beds there is an open section of ground which ensures considerable privacy.

GROUND FLOOR  
1089 sq.ft. (101.2 sq.m.) approx.



1ST FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 1794 sq.ft. (166.6 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 the High Street, follow Church Street (alongside The Duke of Wellington Public House), travel under the stone arch and continue straight on along Town Mill Road, turning first right into The Verlands. Drive through The Verlands where No.48 will be on your right hand side as you enter phase 2.  
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## Tenure

Freehold

## Services

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through  
Herbert R Thomas

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