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40 Eastgate  
Cowbridge, Vale of  
Glamorgan, CF71 7DG

## 40 Eastgate

Guide Price £495,000

A traditional mid-terrace property offering much versatility with a lock up retail unit to the ground floor and a well appointed stylishly presented two double bedroom apartment over, open forecourt to the front and easy to maintain rear garden.

Prominent location on Eastgate in the affluent town of Cowbridge

Lock up ground floor retail space with storage and kitchen

Enclosed courtyard garden to rear

A well appointed, two bedroom apartment to the first floor

A successful previous Air BnB Income

Pedestrian access to rear via Borough Close





Open, resin gravel forecourt with wide graduated steps leading to the front door and modern glass and brushed chrome balustrade. A fully glazed aluminium door opens to ENTRANCE HALL with oversized ceramic tiled floor, high-level fuse board and LED spotlights to ceiling.

Double pocket doors open to the main SHOP FLOOR with a continuation of the tiled floor, multiple LED spotlights, a large fully-glazed window to the High Street, two changing rooms and wide opening through to REAR HALL with useful double cupboard housing 'Valiant' combination boiler.

Door through to KITCHENETTE comprising a stainless steel sink with mixer tap over, cabinets under and over and an attic hatch accessible.

Side door opens to the REAR HALL (2) with pitched ceiling, high-level glazing letting in lots of light, lockable door to the outside and access to wooden panelled WC with pitch ceiling and high-level window.

An additional door off the main entrance hall leads to the self-contained FIRST FLOOR APARTMENT, carpeted porch with spotlights and quarter turn stairs. MAIN LIVING ROOM, a stylishly decorated space with original fireplace, brick surround with an inset electric wood burner. French doors opening to the balcony and stairwell overlooking the rear garden.

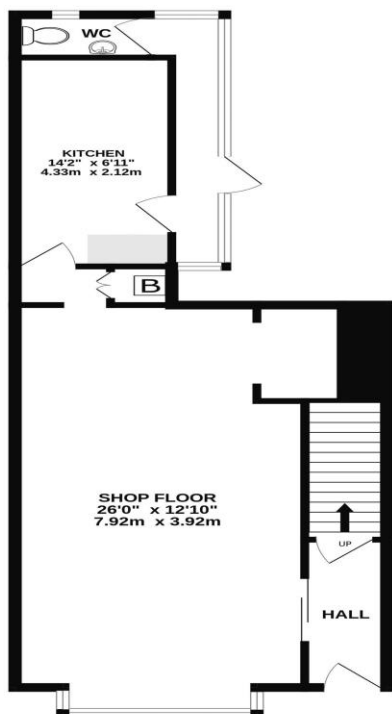
The KITCHEN, semi open-plan off the living room, arranged in an 'L' shape configuration with wall and base mounted units, appliances include an induction

hob, grill and oven under, integrated fridge/ freezer, sink, 'Glowworm' boiler. Built-in seat and window to rear garden. To the front of the property are TWO DOUBLE BEDROOMS, both a good size and beautifully decorated, with LED spotlights fitted, carpeted floor and large, modern, double glazed sash windows overlooking the High Street.

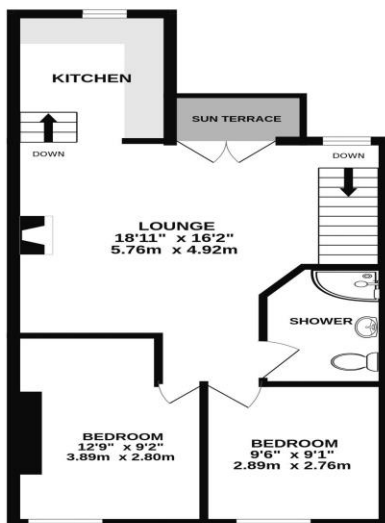
A modern, tiled SHOWER ROOM comprises a WC, pedestal basin and corner double shower enclosure (mains fed) with LED spotlights and extractor fan to ceiling, heated towel rail and wall mounted mirrored vanity storage unit.

The rear garden has been landscaped with easy maintenance in mind. A central pathway leads to gravelled borders and beds and a terrace either side. To the rear boundary, a lockable door gives access to the back lane (Borough Close). A metal staircase leads out from the first floor apartment and offers a terrace style space large enough to house bistro set, taking in views of the garden.

GROUND FLOOR  
610 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 1090 sq.ft. (101.2 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 office, walk along the High Street towards Eastgate. 40 Eastgate (formerly Kathy Gittins ladies outfitters) is found on the right hand side, passed the Pavillion, nearing the traffic lights.

What3words - hence.passport.curtail

## Tenure

Freehold

## Services

Mains water, drainage, gas and electricity

Council Tax Band C

EPC Rating C

Viewing strictly by appointment through  
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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	70 C	74 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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