



hrt
herbert r thomas

29 Primrose Close
Cowbridge
The Vale Of Glamorgan
CF71 7DZ

hrt.uk.com

29 Primrose Close

Asking price **£495,000**

A generous sized and extended four bedroom detached family home, situated within walking distance to Cowbridge town centre amenities and schools.

Modern four bedroom family home with flexible and sociable accommodation.

Main bedroom suite with dressing area and en-suite.

Sold with no onward chain.

Located peacefully at the head of a quiet residential close.

On the periphery of Cowbridge Town Centre with all associated amenities accessible.

Driveway parking for multiple vehicles.

Private enclosed rear garden.





A generous sized and extended four bedroom detached family home, situated within walking distance to Cowbridge town centre amenities and schools.

Composite front door to ENTRANCE HALLWAY, pendant light and wood effect LVT flooring continuing into the open plan kitchen/living/dining space. To the left, the LIVING ROOM has an inset wood burner with stone hearth and timber surround, French doors to the rear garden and a window to the front drawing light from two aspects. KITCHEN, fitted with a run of Shaker style wall and base mounted units, roll top worksurfaces, standalone double oven with gas hob over, dishwasher and stainless steel sink with window

to the front elevation above. SUN ROOM/ DINING AREA, open arch with French doors to back garden. Just off lies a functional LAUNDRY/ UTILITY ROOM with slate style tile flooring, additional sink with storage under, plumbing provision for white goods, LED spotlights to ceiling. Part glazed door and window to the back garden. A sizable WC with wall-mounted basin, low level WC, pendant light and extractor fan and large storage cupboard. An additional reception room currently PLAYROOM has wood effect flooring and benefits from a large window to the front elevation.

A half turn carpeted staircase with a storage cupboard to the side leads to the first floor LANDING, flooded by natural light from the rear window and Velux above.

Double BEDROOM ONE with fitted carpet opens to DRESSING ROOM continuing through to a modern EN-SUITE with sizeable walk-in double shower, WC, pedestal wash hand basin with wall mounted heated towel rail and Velux window. BEDROOM TWO is a sizable double with windows to front and rear elevation. Double BEDROOM THREE has a part pitched ceiling with views to front. BEDROOM FOUR is currently configured as a home office/study, is carpeted and has built-in low level storage under the front facing window. The BATHROOM is predominantly tiled with a bath and electric shower over, WC to the side and pedestal wash hand basin.

To the front of the property lies a private driveway that can accommodate two to three vehicles (depending on their size). The rear garden is fully enclosed and enjoys a grass lawn and multiple paved seating areas with established borders and fencing to boundaries.

AWAITING FLOORPLANS





Directions

From our Cowbridge office proceed along the High Street onto Eastgate. At the traffic lights turn right onto the St Athan Road. Take the first right hand turning into Hillside Drive. Follow this road into the development taking the first left into Primrose close and immediately right where No.29 will be found in the top left corner as indicated by our 'For Sale' board.

What3words - sticking.wipes.mermaids

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band F
EPC Rating C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by
appointment through
Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

59 High Street, Cowbridge, Vale of
Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926



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.

