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herbert r thomas

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11 Hillside Drive
Cowbridge
The Vale Of Glamorgan
CF71 7EA

11 Hillside Drive

Asking price **£295,000**

Well-presented, two bedroom, mid-link house enjoying a pleasant west facing garden and within convenient walking distance of Cowbridge town centre and amenities.

Well-presented, upgraded, two bedroom mid-link house in a convenient location.

Entrance hall, kitchen breakfast room with integrated appliances and rear living room with bi-fold doors.

Two first floor bedrooms and bathroom.

Parking to front.

West facing rear garden with sunny decked sitting area and lawn.

Convenient location with easy access to Cowbridge town centre and amenities.





Well-presented, two bedroom, mid-link house enjoying a west facing garden and within convenient walking distance of Cowbridge town centre and amenities.

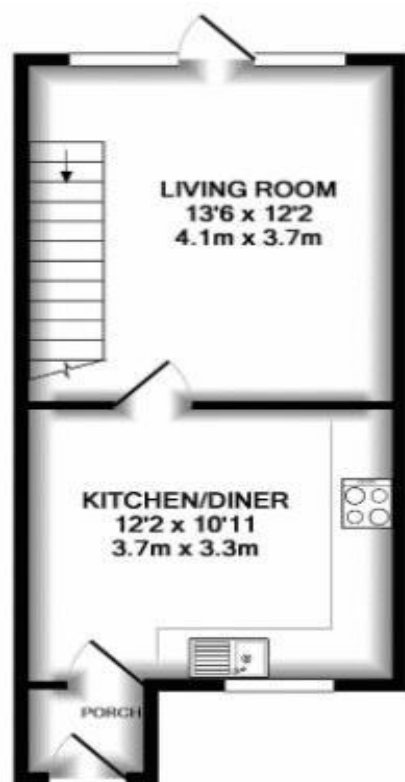
Elite Composite entrance door to HALLWAY, pendant light, coat hanging space and durable timber effect flooring. Small-paned glazed internal door to KITCHEN BREAKFAST ROOM, well-designed with quality appliances and fixtures throughout. A modern range of light grey Shaker style base and wall cupboards, solid quartz worktops with under cupboard and

undercounter lights; inset one and a half bowl stainless steel sink and Franke tap. Neff wi-fi connected oven, microwave and grill and ceramic hob; Bosch dishwasher and washer-dryer, Samsung fridge freezer. Double glazed window to front elevation. Fitted bench seating with storage, free standing breakfast table with matching top available. Small-paned glazed door to LIVING ROOM, fitted carpet, bi-fold doors to west facing garden, spindle

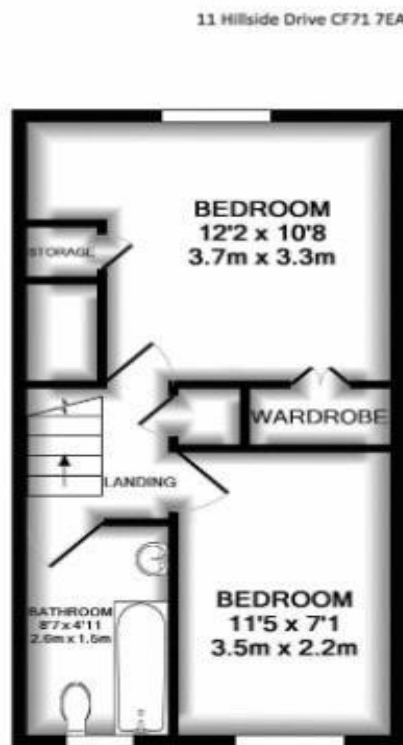
staircase to first floor, free standing carved timber fireplace surround and slate effect hearth.

LANDING, loft hatch, airing cupboard with slatted shelving and doors to PRINCIPAL BEDROOM, double room with double glazed window to rear elevation, built-in double wardrobe and storage cupboard. BEDROOM TWO, fitted carpet, wall-mounted Vaillant mains gas combination boiler, double glazed windows to front. BATHROOM, fully tiled to floor and walls, white suite including panelled bath with mixer tap, hand-held shower and additional wall-mounted mains shower, hinged shower screen, pedestal wash hand basin, low level WC, chrome heated towel rail and frosted double glazed window.

Tarmac front driveway with parking for one car and stepped pathway to front door. Gravelled forecourt. The west facing rear garden combines a wide, decked sitting area with steps down to lower lawn, enclosed by fencing. Additional parcel of land to the South of the main property currently not used.



GROUND FLOOR
APPROX. FLOOR
AREA 313 SQ.FT.
(29.0 SQ.M.)

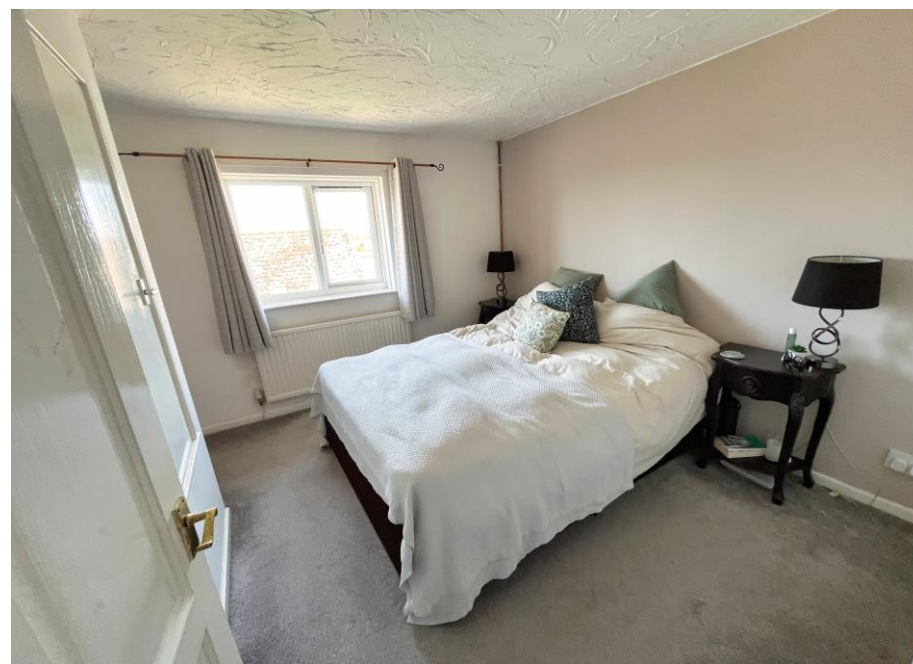


1ST FLOOR
APPROX. FLOOR
AREA 298 SQ.FT.
(27.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 610 SQ.FT. (56.7 SQ.M.)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 along the High Street onto Eastgate. At the traffic lights turn right onto St. Athan Rd. After approximately 400m turn left into Hillside Drive. Bear left and No.11 is on your left hand side.

What3words: later.simulator.cracker

Tenure

Freehold

Services

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

Viewing strictly by
appointment through
Herbert R Thomas

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | 72 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.

