



hrt

herbert r thomas

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20 Eastgate
Cowbridge
The Vale Of Glamorgan
CF71 7DG

20 Eastgate

Asking price **£675,000**

Picturesque stone-built, three bedroom end terraced town house with parking, a beautifully secluded and stocked south facing cottage garden, with easy walking access to Cowbridge Town Centre.

Chocolate box cottage in central location.

Living/dining room, separate study/sitting room, rear kitchen, utility room and ground floor shower room.

Three first floor bedrooms and additional shower room.

Independent access to a generous parking area to side.

Paved front garden.

Private southerly rear garden of excellent proportions with summer house and barbeque shack.

Convenient location with easy access to local High Street amenities.





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Pretty canopied entrance, part-glazed stable door to LIVING/DINING ROOM with beamed ceiling, colour washed exposed stone work with recessed 'Clearview' fire and flagstone hearth, timber effect floor, modern double glazed upvc sash windows to front garden, built in storage cabinet. Part glazed cottage door to STUDY/SITTING ROOM matching timber effect floor, double glazed sash window to front elevation, colour washed exposed natural stone work with a second recessed 'Clearview' wood burning fire on a flagstone hearth, beamed ceiling and part paneled walls, brace cottage door to downstairs SHOWER ROOM white low level WC and wash hand basin with vanity cupboard, deep fully tiled shower cubicle with glazed entry door, double glazed frosted window and chrome heated towel rail. Archway from living/dining room to rear KITCHEN range of dark blue Shaker style fitted cupboards with chrome handles, granite worktops with matching splash backs, inset porcelain Belfast sink and mixer tap, timber effect floor, double glazed window to rear garden, composite door with double glazed window to driveway, integrated dishwasher, space for 900mm freestanding oven. UTILITY ROOM matching shaker style cupboards, granite worktops, inset porcelain butler sink, space for American fridge freezer and washing machine, wall-mounted Worcester mains gas combination boiler, windows and door to rear garden.

Part glazed door from living/dining room to quarter turn staircase rising to first floor LANDING, painted floor boards, loft hatch, double glazed window to rear. PRINCIPAL BEDROOM part pitch ceiling and pendant light, recessed shelving and cupboard space, free standing wardrobes to remain, double glazed

sash window to front elevation. Double BEDROOM TWO paneling to lower walls, part pitched ceiling, double glazed sash windows to front elevations. BEDROOM THREE painted floor boards, part-pitched ceiling, double glazed window to rear and built in double wardrobe. SHOWER ROOM tiled shower cubicle with glazed entry door, wash hand basin and low level WC, double glazed window to rear and heated towel rail.

Pretty front garden enclosed by wrought iron work and gate with stepped pathway to the front door. Paving and deep borders containing yew hedging, mixed shrubbery and flowers. Unusually for a High

Street Cottage, access to the side of the property to a generous parking area, sufficient for 3 cars with charging point and wood store.

The rear cottage garden is an absolute delight with a southerly aspect, paved sitting areas and block set paths, lawn and beautifully stocked mixed flower and shrub beds. Mature apple tree, fig tree and substantial timber framed summer house and attached barbeque shack. Stone built, slate roofed garden/tool shed. Pedestrian gate to the rear of the garden provides independent pedestrian access to Croft Terrace.





Directions

From our Cowbridge offices travel in an easterly direction towards the traffic lights, 'High Street' turns into 'Eastgate' where No'20 lies on your right hand side before reaching the traffic lights at the top of the town.

What3words: staked.plump.depths

Tenure

Freehold

Services

Mains water, drainage, gas and electricity.

Council Tax Band E

EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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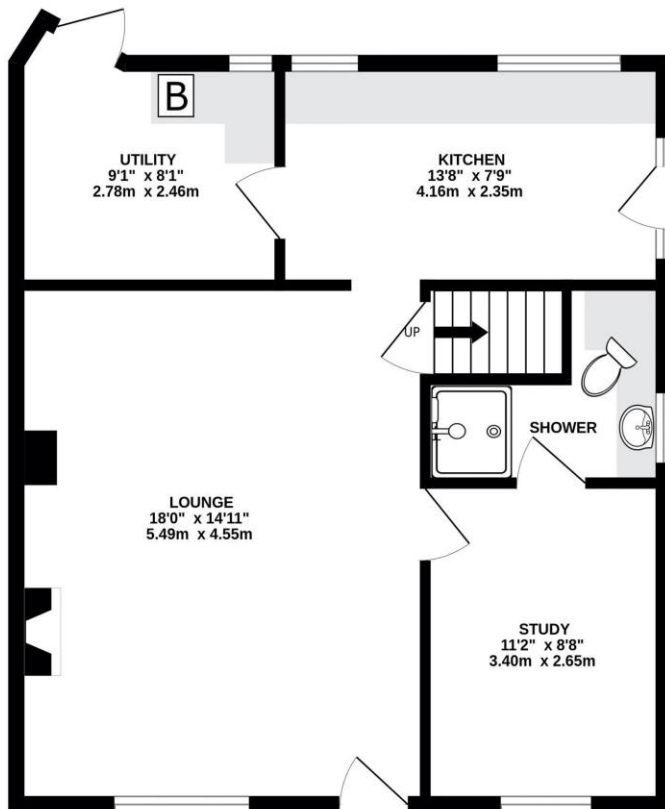
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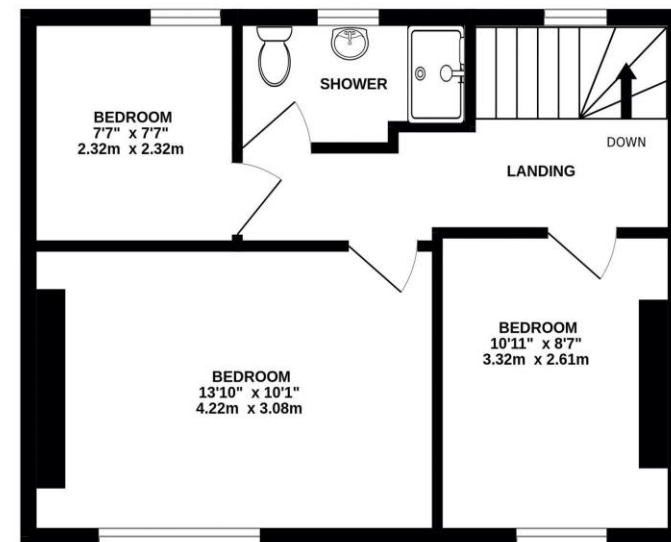
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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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