



hrt
herbert r thomas

19 Westgate,
Cowbridge, The Vale Of
Glamorgan, CF71 7AQ

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19 Westgate

Asking price **£499,000**

Beautifully presented and completely refurbished stone-built character cottage in a fabulous location providing convenient level walking access to Cowbridge High Street.

Outstanding two bedroom stone-built character cottage in a central location.

Entrance hallway with oak floor and glass balustrade staircase.

Front living room open plan to rear dining room.

High quality fitted Shaker kitchen with light granite worktops, rear utility/ pantry area and downstairs cloakroom.

Two generous first floor double bedrooms and large feature bathroom incorporating free standing bath and separate shower.

Potential to convert into attic space.

Roadside parking and very pretty paved rear courtyard.





Beautifully presented and completely refurbished stone-built character cottage in a fabulous location providing convenient level walking access to Cowbridge High Street.

The property has been purchased by the present owner in 2016 at which time it was completely refurbished including oak floors, replastered walls, re-wiring, re-plumbing, new windows and high quality replacement kitchen and bathroom.

Composite double glazed entrance door to HALLWAY, oak floor with fitted cupboards, half turn staircase to first floor with glass balustrading and oak hand rails, shelved understairs cupboard, glazed oak framed double doors to front LIVING ROOM,

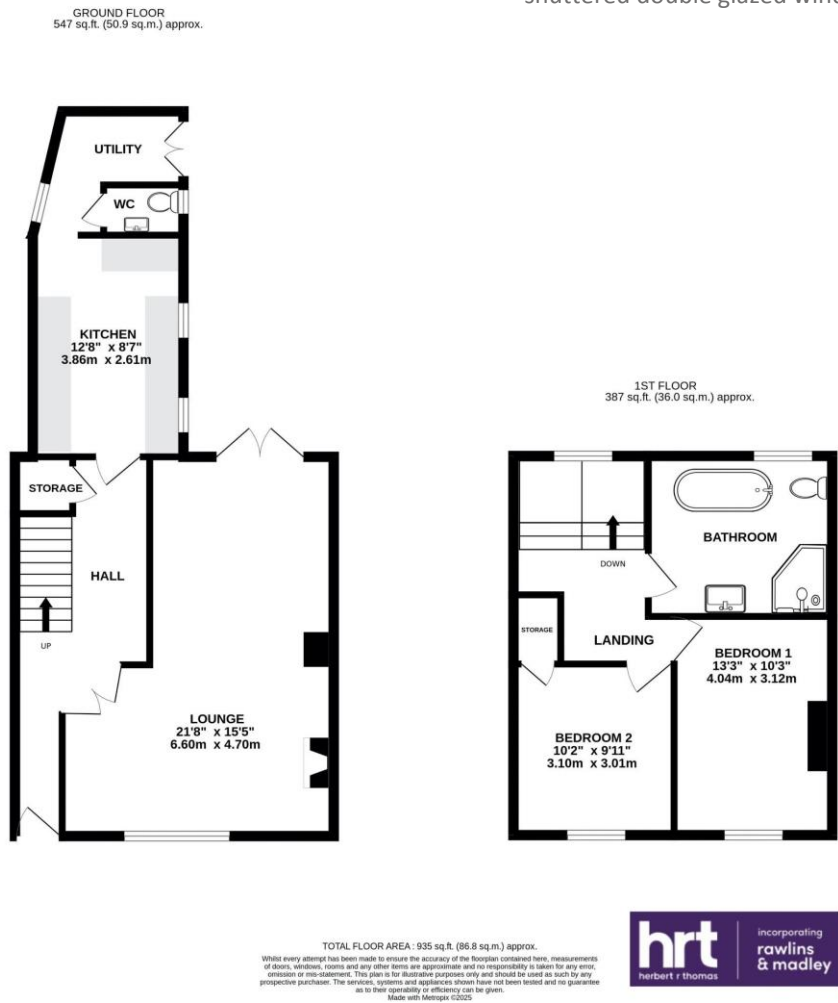
matching wide oak boards, Upvc double glazed sash windows and fitted blinds to front elevation. recessed wood burning fire with slate hearth, open plan to spacious DINING ROOM with oak boards and double glazed Upvc French doors to a very pretty rear courtyard. Fitted KITCHEN light grey Shaker style fitted cupboards with chrome handles, light granite worktops and inset porcelain sink with mixer tap. Space for cooker, fitted extractor fan, integrated slimline dishwasher, space for washing machine and fridge/freezer (appliances may be available by separate negotiation).

Concealed Worcester mains gas combination boiler shuttered double glazed windows to side elevation,

colour-washed stonework and beamed ceiling. Rear UTILITY/ PANTRY space with French doors to rear courtyard, tiled floor and CLOAKROOM containing white low-level WC and wash hand basin with vanity storage cupboard under, tiled floor and frosted double glazed window. Half turn staircase to first floor

LANDING, polished floorboards, double glazed window looking towards Rameth Church. BEDROOM ONE, a generous double room where there is room for free-standing wardrobes, double glazed window with fitted shutter to front elevation, double BEDROOM TWO, polished floorboards, shuttered and double glazed window to front elevation with door to deep built-in wardrobe with hanging space and shelving. Loft hatch with folding ladder to ATTIC ROOM, fully boarded with lighting and power, potential (subject to planning and building regs) to form additional accommodation. Large feature BATHROOM which includes white suite including free-standing roll-top claw foot bath, wash hand basin with vanity cupboard, low level WC and fully tiled shower cubicle with glazed entry door, original polished floorboards, chrome heated towel rail/ radiator space for free-standing cupboards and double glazed shuttered window to rear elevation.

Parking to roadside with wide pavement providing access to the front of the property. Very pretty, paved and walled rear courtyard providing easy maintenance outdoor garden space. Outside water tap.





Directions

From our Cowbridge office, travel in a Westerly direction up the High Street passing the right hand turning into The Broadshoard where you will find No.19 Westgate on your right hand side.

What3words: lengths.begin.arriving

Tenure

Freehold

Services

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

Viewing strictly by
appointment through
Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 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.

