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1 Mount Ida Road
Clare Gardens
Cowbridge
The Vale of Glamorgan
CF717FX

1 Mount Ida road

Asking price **£389,950**

This beautifully presented three-bedroom detached home is ideal for first-time buyers or young families. With a private driveway enough space for 2 cars, a low-maintenance south-facing garden, and a light, modern interior, it's a home that's ready to move into. The property is light and airy throughout with contemporary finishes offering a welcoming feel.

Ideal home for first-time buyers or young families.

Detached property with off-road parking.

South-facing garden with lawn, patio & shed.

Spacious kitchen diner with integrated appliances.

En-suite to master bedroom plus contemporary family bathroom.

Situated in a quiet spot close to Cowbridge.





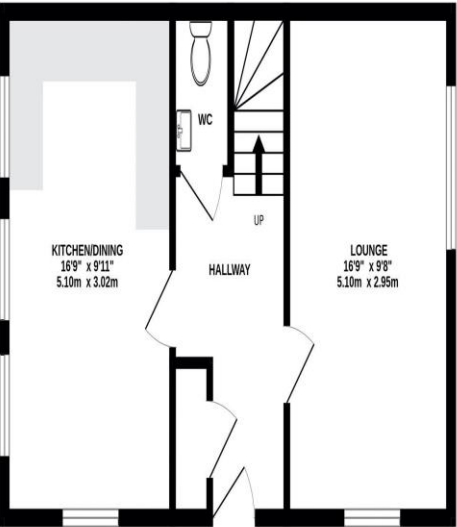
Composite front door with letterbox leads to a welcoming HALLWAY featuring grey oak-effect flooring, storage cupboard and access to the CLOAKROOM, featuring modern white low-level WC and hand, wash basin, with radiator and a continuation of the grey oak effect flooring. Access from the hallway is the LOUNGE, this bright and spacious room, has triple aspect double-glazed windows, grey fitted carpet, light pink feature walls, and two white radiators complete this

reception room. The KITCHEN/ DINING AREA is a bright and spacious space, complete with grey Shaker style units, contemporary handles, integrated dishwasher, washer/dryer, and fridge freezer. There is also a stainless steel sink, AEG electric oven and gas hob, and the Ideologic boiler is neatly housed in a cupboard. French doors lead to the south-facing rear garden.

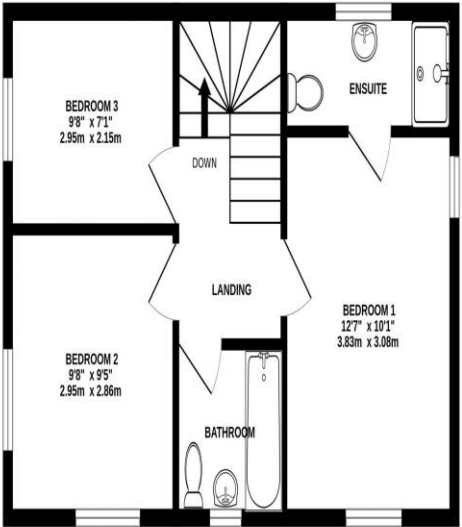
Stairs from the hallway lead to the first floor LANDING, with white handrail, radiator, and loft access point. BEDROOM ONE has a triple aspect with fitted blinds, integral wardrobe, and a private EN-SUITE with shower, modern sink and WC, all finished with sleek grey tiles and chrome fittings. BEDROOM TWO is finished with grey carpet, double-glazed window and radiator. BEDROOM THREE, bright double-aspect room with fitted wardrobe, grey carpet and radiator. BATHROOM, modern white suite with panelled bath and shower overhead, mixer taps, pedestal basin, WC, and a chrome heated towel rail, finished with grey tiled floor and walls.

Outside offers private off-road parking to the side with side access to the garden. The rear garden is mostly laid to lawn with a small patio area, shed, and outside tap.

GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 865 sq.ft. (80.4 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

Leading from our Cowbridge office follow the high street to Llantwit Major Road, turn left onto the road. Follow this road to the T junction and take the right onto the B4270. Continue on this road and take the 2nd right onto Thomas Clarke Road, continue on this road that will lead around to the left. The property will be on your righthand side just before you turn into Mount Ida Road. What3words: over.romantics.figure

Tenure

Freehold

Services

Mains water, drainage, gas and electricity

Council Tax Band F

EPC Rating B

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	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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