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36 Borough Close,
Cowbridge, The Vale Of
Glamorgan, CF71 7BN

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36 Borough Close

Asking price **£385,000**

Traditional semi-detached, three bedroom house in a quiet, yet central location with considerable potential (subject to planning permission) to extend and improve.

Well-located, semi-detached three bedroom house with garage, located in a central location

Entrance hall, front living room, separate dining room, open-plan to kitchen, large utility room and downstairs cloakroom

Three first floor bedrooms and shower room

Lawned front garden, driveway and garage

Generous, west facing rear garden

Hugely convenient, private yet central location





Traditional semi-detached, three bedroom house in a quiet, yet central location with considerable potential (subject to planning permission) to extend and improve.

Traditionally styled composite double glazed entrance door to HALLWAY, spindled staircase to first floor, double glazed window to side, and corner cupboard. Front LOUNGE, double glazed window to front elevation, gas fire on a marble hearth and fitted wall lights. KITCHEN, range of base and wall cupboards with roll-top work surface, stainless steel sink and drainer, space for cooker, tiled floor and double

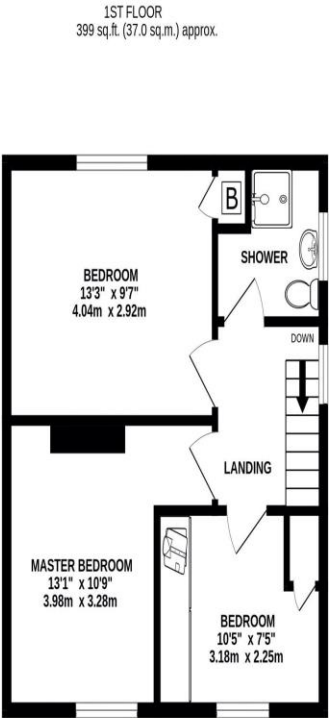
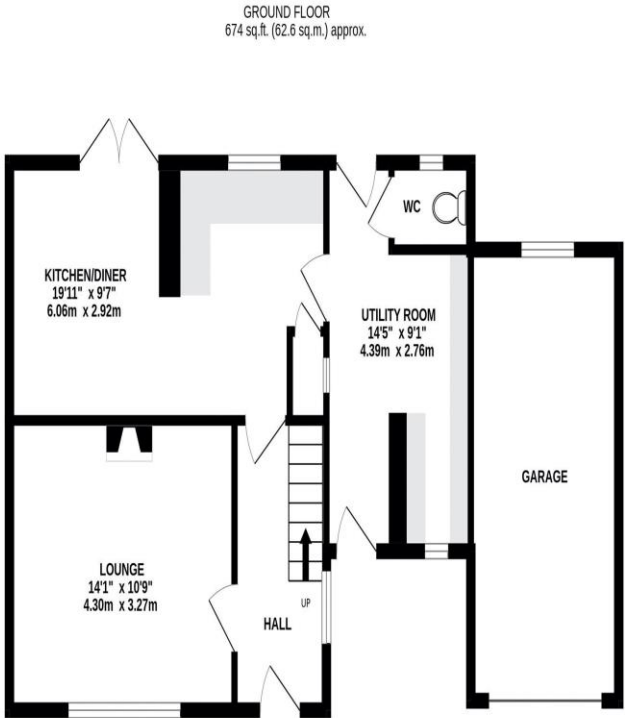
glazed window to rear garden, understairs cupboard. DINING ROOM, double glazed French doors to rear garden. Large UTILITY ROOM with doors to front and rear, fitted cupboards, worktops and space and plumbing for washing machine and tumble dryer. CLOAKROOM, white low level WC, fully tiled to floor and walls, frosted double glazed window.

LANDING, loft hatch and window to side elevation. BEDROOM ONE, double glazed window to rear garden, built-in cupboard containing Vaillant mains gas combination boiler. Double BEDROOM TWO with

aspect to front. BEDROOM THREE, L shaped with built-in cupboard over stairs and additional fitted wardrobes, loft hatch and double glazed window to front elevation. The original bathroom has been adapted as a SHOWER ROOM, white suite including low level WC, wash hand basin with vanity cupboard and fully tiled shower cubicle with electric shower attachment, glazed entry door and frosted double glazed window.

Lawned front garden with shrubbery and stepped path to hallway and utility room doors. Double gates lead to a concrete driveway providing parking and access to a single garage with up and over door.

The rear garden has a westerly aspect with large paved and gravelled sitting areas.





Directions

From our Cowbridge office walk in an Easterly direction, over the river, and take the right hand turn into The Limes. Follow the road around to the left and take the next right hand turn into Borough Close where No. 36 can be found on your right hand side.

Tenure

Freehold

Services

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

Viewing strictly by
appointment through
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	51 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.

