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herbert r thomas

12 De Clare Lodge
Cowbridge
The Vale Of Glamorgan
CF71 7FR
hrt.uk.com

12 De Clare Lodge

Asking price **£395,000**

A purpose-built, one bedroom ground floor apartment benefiting from a private patio to the rear. Situated within the highly sought after over 60's Churchill development right in the heart of Cowbridge town centre.

Central location with an easy walk to all of Cowbridge town centre amenities

Sought-after Churchill built, 'Retirement living' development

Rare opportunity to acquire a ground floor apartment with rear patio

Accommodation comprises an entrance hall with cloaks cupboard off, double bedroom with walk-in wardrobe, living/dining room, fully integrated kitchen and shower room

Beautifully manicured and maintained communal gardens and grounds and use of manicured residents gardens, lounge and bar

Private residents parking



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ENTRANCE HALL (10'8" x 5' widening to 7'4" max), fitted carpet, pendant ceiling light, intercom entry and care system dashboard. CLOAKS cupboard (6'2" x 2'9") fitted carpet, motion sensor light, open shelving to the far wall with access to metres, fuse board and heating manifolds. SITTING/ DINING ROOM (19'2" x 10'6"), fitted carpets, two ceiling lights, high-level sockets, and aerial points with glazed lockable door opening to private patio with privet box hedging, leading

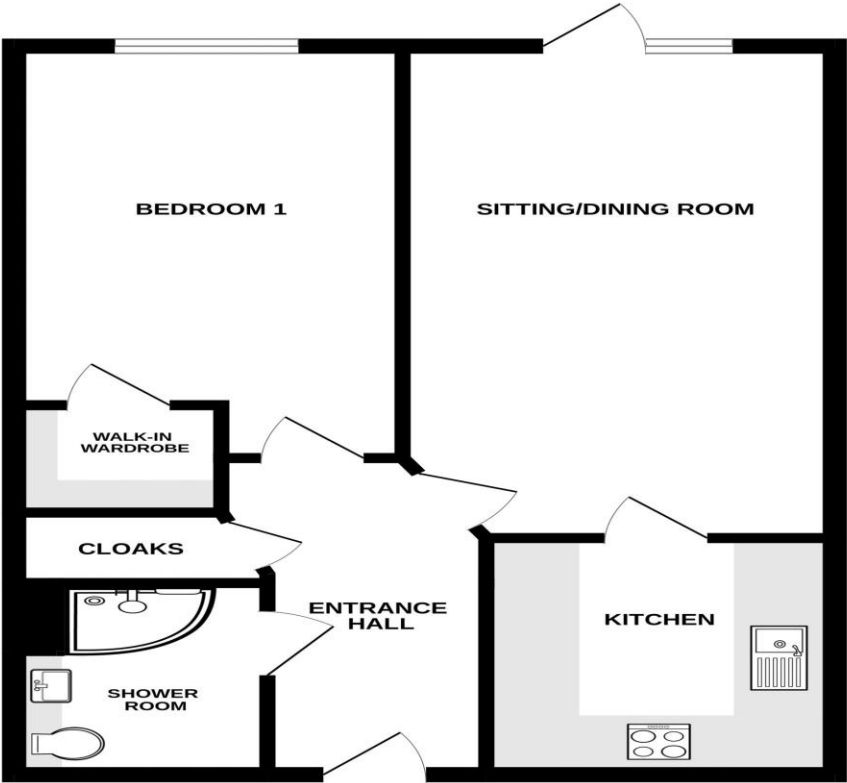
onwards to a walled garden area. KITCHEN (8'3" x 7'11"), multiple LED spotlights to ceiling with additional under cabinet lighting, tiled splashback. Fully integrated kitchen comprises wall and base mounted units, composite worktop, Zanussi appliances include oven and grill, electric hob (extractor over), stainless steel sink (Blanco) and mixer tap to the side, fridge, freezer, washer/dryer to remain.

BEDROOM ONE (16'1" x 9'5"), fitted carpet, central ceiling light, multiple high-level sockets, wall mounted radiator and large window opening and with views to the enclosed walled garden. Walk-in wardrobe (5'1" x 4'4"), fitted carpet, sensor light, full length mirror fitted to wall, built-in storage shelving with

multiple hanging rails with storage above. Fully tiled SHOWER (7'6" x 6'2"), 'Roca' suite comprises a modern WC with ceramic sink to the side, integrated vanity storage under, wall mounted mirror and cabinet above (built-in shave points), corner shower enclosure with assisted rails and chrome heated towel rail.

The property benefits from residents parking to the front and access to a paved seating area to the rear. Residence can enjoy the communal gardens and grounds within De Clare Lodge as well as the principal resident lounge and bar upon entering the building.

GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA : 564 sq.ft. (52.4 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

From our Cowbridge office walk along the High Street in a Westerly direction away from the Town Centre. Cross the entrance to Eagle Lane and turn right into the Churchill Development.

Tenure

Leasehold

Services

Mains water, drainage, gas and electricity. 999 year lease from 2019. Service charge: £3917.80
Ground rent: £575
Council Tax Band C
EPC Rating B

Viewing strictly by appointment through
Herbert R Thomas

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59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	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.