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herbert r thomas

8 De Clare Lodge

Westgate
Cowbridge

The Vale Of Glamorgan
CF71 7FR

hrt.uk.com

8 De Clare Lodge

Asking price **£510,000**

A spacious, beautifully presented, light and airy, two double bedroom ground floor apartment in a well-regarded development in a convenient central location, a short level walk to Cowbridge Town Centre.

Hall, living/dining room, kitchen, two double bedrooms, en-suite and dressing room to bedroom one, bathroom

Private patio from living room leading onwards to the hedge lined gardens

Central town location with all associated amenities close by

Manicured communal gardens to be enjoyed by residents and guests

Private car parking located to the front

Residents' lounge/bar

Use of guest suite subject to booking availability (chargeable)

Positioned within the highly sought after over 60s Churchill development of De Clare Lodge



A portico entrance with secure intercom doors lead into the development's communal reception/lounge area.

The apartment's private accommodation comprises an entrance HALL with two shelved storage cupboards just off. The LOUNGE/DINING ROOM enjoys a dual aspect with a glazed door and side window enjoying views over hedge lined private

patio and gardens beyond. A glass panel door leads into the KITCHEN, with a window to the side garden. A run of high gloss grey, base and wall mounted units with stone effect work surfaces and splashback tiling over. Integrated appliances to remain include oven, Induction hob, fridge/freezer and washing machine.

Off the entrance hall are two double bedrooms, both with windows to hedge lined gardens. BEDROOM ONE has a walk-in wardrobe cupboard, fitted hanging rails and shelf space plus a separate storage cupboard. The room also benefits from a fully tiled EN-SUITE SHOWER ROOM with non-slip vinyl flooring, wash hand basin with storage below, plus fitted mirror and storage above, low-level WC with hidden cistern. BEDROOM TWO benefits from built-in mirror fronted double wardrobes. The BATHROOM is finished to the same high specification as the en-suite shower room with white three-piece suite including panel bath with a mains power shower over.

AWAITING FLOORPLANS





Directions

From our office walk Westerly along the High Street. After passing over the entrance to North Road, Turn right into the De Clare Lodge Development where the reception is found on the right hand side through a portico entrance with intercom access.

What3Words: bottled.thinnest.await

Tenure

Leasehold. 999 year lease from 2019. Ground rent £625 PA - next reviewed 01.06.2026. Service charge £5,876.70 PA.

Services

Mains gas, electricity, drainage and water. 999 year lease from 2019. Ground rent £625 - next reviewed 01.06.2026.

Service charge £5,876.70 pa.

Council Tax Band D

EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926

RICS

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.