



hrt
herbert r thomas

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

34 De Clare Lodge

Asking price **£415,000**

A beautifully presented one double bedroom, second floor apartment enjoying views over neighbouring sports fields. Situated in this highly regarded and conveniently located Churchill retirement development.

Purpose built, one bedroom second floor apartment

Sought after and Conveniently located Churchill's retirement development

Level walk to Cowbridge High Street with its wide and varied amenities and services

Communal secure residents' reception lounge

Beautifully presented and maintained accommodation

All living accommodation with Views over neighbouring sports fields

Modern fitted kitchen with range of integrated appliances

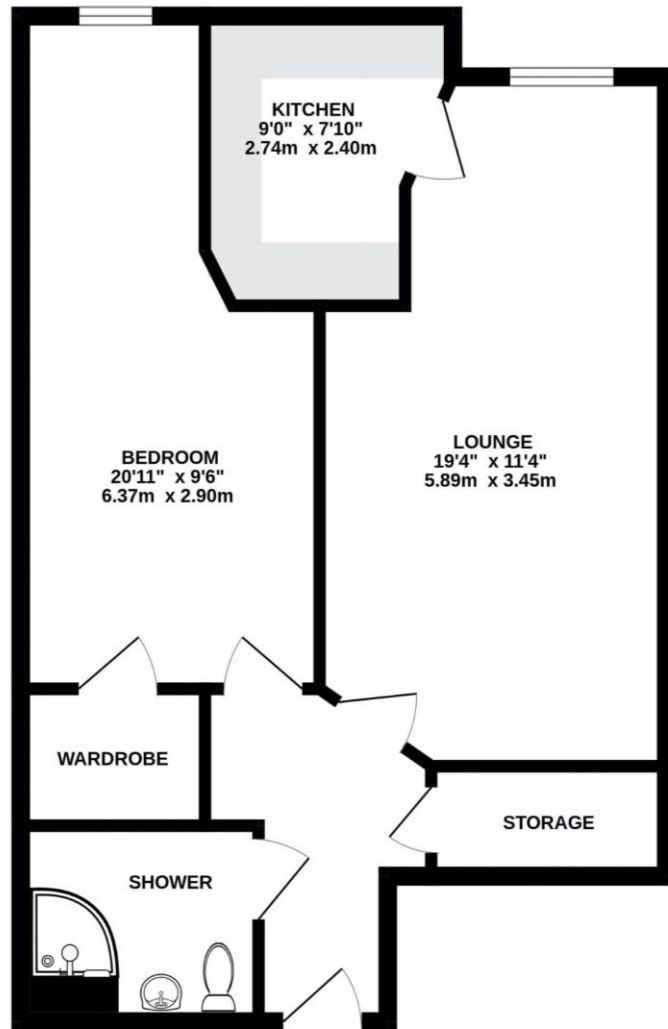
Large double bedroom with walk-in wardrobe

Shower Room/ WC

Viewing highly recommended



GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.



This purpose-built, one double bedroom, second floor apartment, in the highly regarded Churchill retirement development is just a short level walk from Cowbridge high street. The secure development with residents' reception hallway has stairs and a lift to the second-floor landing.

The apartment offers well-presented and maintained accommodation throughout. The **ENTRANCE HALL**, with entry phone system, has a large walk-in storage cupboard. The **LOUNGE** has a feature electric fire, plus window to rear overlooking the neighbouring sports fields. A glass panel leads into the **KITCHEN** which enjoys the same views as the lounge. It has a fitted range of high gloss, grey base and wall

mounted units with natural stonework surfaces and splashback tiling over, integrated oven, hob with hood over, fridge/freezer and washing machine.

The generous sized **DOUBLE BEDROOM** with window to rear, has a walk-in wardrobe cupboard with fitted hanging and shelf space. The **SHOWER ROOM** has a white three-piece suite with main power shower fitted, sink unit with storage below and low-level WC with hidden cistern. The room has non-slip flooring and full tiling to walls.

Outside to the front of the property are mature landscaped communal gardens.





Directions

From our office walk along the High Street towards Westgate. Proceed over the right hand turning to North Road and take the next right into De Clare Lodge.

Tenure

Leasehold

Services

Mains water, drainage, gas and electricity. 999 yr lease from 2019. Service charge payable every 6 months in advance is currently £1,810.93 (2025/2026). Ground rent (payable every 6 months in advance) is £287.50 (2025/2026). Council Tax Band C
EPC Rating B

Viewing strictly by appointment through
Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

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	84 B	84 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.