



hrt
herbert r thomas

Sunnyside
7 High Street
Cowbridge
The Vale Of Glamorgan
CF71 7AD
hrt.uk.com

SUNNYSIDE
7
High Street

Sunnyside

Asking price **£450,000**

Centrally located, three bedroom, 1920's built town house of excellent proportions including a private rear garden with useful rear leisure building.

Traditional villa style town house in a wonderfully convenient central location

Entrance hall, living room, dining room, modern fitted kitchen, utility room and downstairs cloakroom.

Timber framed rear storage

Three first floor bedrooms and feature bathroom

Low maintenance gravelled front garden, paved and lawned rear garden with substantial timber clad leisure building





Centrally located, three bedroom, 1920's built town house of of excellent proportions including a private rear garden with useful rear leisure building.

Open storm porch with panelled entrance door to HALLWAY, original patterned tiled floor, quarter turn staircase to first floor. Open plan to a central DINING ROOM, recessed wood burning fire with timber mantel and fixed cupboards to either side, Upvc double glazed French doors to rear covered storage space. Double opening from dining room and door from hallway to front LIVING ROOM, polished floorboards, Upvc double glazed bay window to front garden with window seat and cupboard, cast iron fireplace with marble surround, recessed low level cupboards and shelving to either side and high coved ceiling. KITCHEN, range of modern Shaker style

cupboards with granite worktops with inset sink and mixer tap, Aga cooking range and extractor to remain, built in fridge, freezer and dishwasher, double glazed French doors to rear covered storage area. Door to UTILITY ROOM, fitted base cupboards, worktop and stainless steel sink, modern mains gas Worcester combination boiler, window and door to side and fitted cupboard. CLOAKROOM containing white low level WC. Doors from dining room and kitchen lead to a timber framed STORE ROOM with polycarbonate roof.

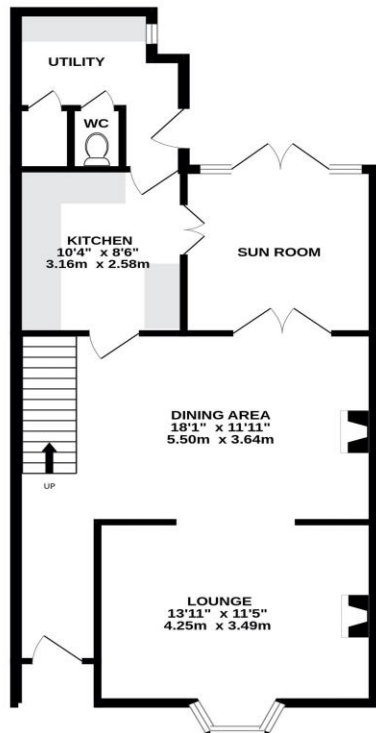
LANDING with fitted cupboard, loft hatch with retractable ladder and doors to front double BEDROOM ONE, panelled wall detail, original fireplace, cast iron inset, tiled panels and slate surround, double glazed bay window with window seat storage overlooking the front garden and High Street.

BEDROOM TWO, decorative cast iron fireplace and double glazed window to rear garden. BEDROOM THREE, a single room with fitted carpet and Upvc double glazed window to front aspect. Large feature BATHROOM including modern free-standing slipper bath with pillar mixer tap and shower attachment, double shower cubicle with glazed entry door, twin wash hand basin in marble worktop with vanity cupboards below and low level WC, tiled and panelled walls, oak floor and frosted double glazed window.

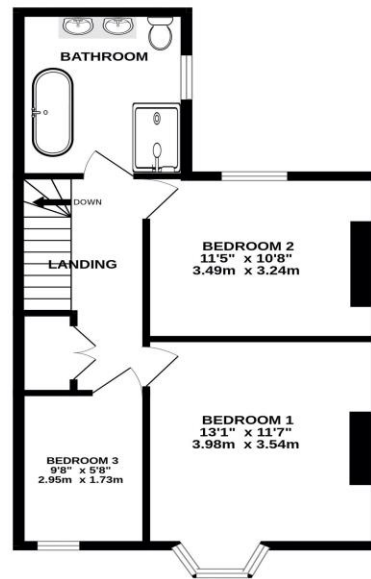
Low maintenance gravelled front garden with wrought iron gate and sandstone paved path to front door. The rear garden is paved and walled with brick built tool store and to the bottom of the garden, a decked sitting area and substantial timber clad, LEISURE BUILDING combining two interconnecting rooms with timber effect flooring, independent electric heating, bi-fold doors and full length window looking back to the house. The rear garden has a gateway giving separate pedestrian access to the neighbouring garden to the rear of the property

There is roadside parking immediately adjacent to the property with the option of a single parking space accessed from the limes which would be free for the first year then available for the next 5 years (and potentially longer) at a charge of £500 P.A.

GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.





Directions

From our High Street offices, walk in an easterly direction heading down and past the Town Hall (on your left hand side). A short distance beyond this, No.7 will be found on your left hand side before extending into Eastgate.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity

Council Tax Band E

EPC Rating

Viewing strictly by appointment through
Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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.

