



hrt
herbert r thomas

hrt.uk.com

23 Borough Close
Cowbridge
The Vale Of Glamorgan
CF71 7BN

23 Borough Close

Asking price **£425,000**

A well-presented four bedroom mid-terraced property situated in a quiet square within walking distance of Cowbridge High Street.

Spacious well-appointed four bedroom mid-terrace property

Convenient location within walking distance of all of Cowbridge's amenities and services

Off-road parking for several vehicles on brick pavia forecourt

Enclosed, landscaped, south facing rear garden

Dual aspect lounge with woodburning stove

Kitchen/dining room with utility room beyond

Ground floor shower room

Four double bedrooms to first floor

Family bathroom





Situated in a highly convenient location with a short walk to Cowbridge High Street with its abundance of amenities and services, lies this four bedroom mid-terraced property.

The property offers well-proportioned and presented accommodation throughout, briefly comprising; a generous size ENTRANCE HALL with ceramic tile flooring and stairs rising to the first floor, with oak and glass balustrade. The dual aspect LOUNGE with picture window to front, plus French doors leading out to the rear garden has laminate wood flooring in a herringbone style. A woodburning stove is sat on a light marble hearth with matching inset. The

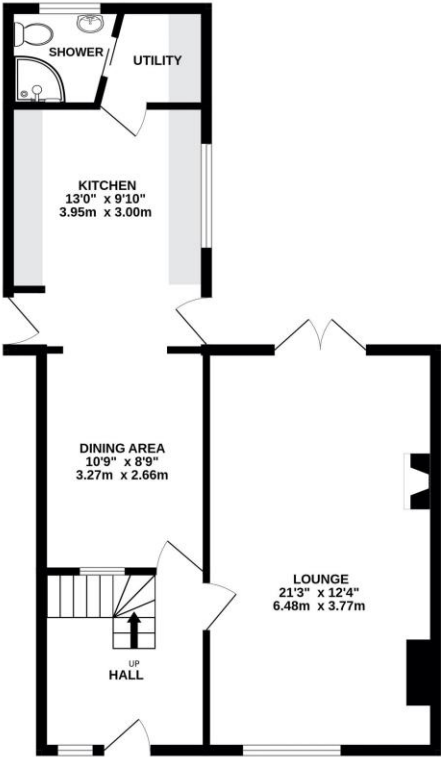
KITCHEN/DINING ROOM with window and glazed pedestrian door leading into the rear garden offers a fitted range of base and wall-mounted units with black granite effect work surfaces with splash-back tiling over, space for a gas fired cooking range with fitted cooker hood over, integrated dishwasher. Door into UTILITY ROOM containing modern Worcester gas fired combination boiler, space and plumbing for washing machine and tumble dryer, roll-top work surface, wall-mounted cupboard space. A folding door leads into the ground floor SHOWER ROOM housing a white three-piece suite including corner shower cubicle with mains shower

fitted. The room has a window to rear and full ceramic tiling to floor and walls. Door from the kitchen into shared side passageway.

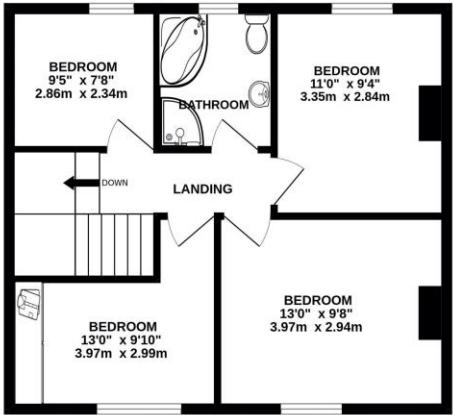
The first floor LANDING with loft hatch gives access to the bedroom accommodation. The property offers four generous size bedrooms. BEDROOMS ONE and FOUR are located at the front of the property with views into the Close. BEDROOM TWO and BEDROOM THREE are located at the rear of the house with views over the garden and neighbouring school grounds. The FAMILY BATHROOM has a white four piece suite including corner panelled bath, plus corner shower cubicle with mains powered rainfall shower. The room has full ceramic tiling to floor and walls.

Outside to the front of the property is a brick pavia forecourt offering parking space for three vehicles bordered by ornate gravel borders. To the rear is an enclosed south facing rear garden which enjoys the sun through throughout the day. A large flagstone laid patio extends from the rear of the property with steps up to an Astroturf lawn. Beyond the lawn is a raised flower border plus a detached timber frame garden shed. The garden is enclosed by overlap wood fencing.

GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 1131 sq.ft. (105.1 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.
Made with Metroplan ©2005





Directions

From our office walk along the High Street towards Eastgate. After passing over the river Thaw, turn right onto The Limes, follow the road as it bears left, then turn right into Borough Close. No. 23 will be found on the opposite side of the green indicated by our for sale board.
What3words: food.gobbles.cracking

Tenure

Freehold

Services

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

AWAITING EPC

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



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.

