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28 Cae Stumpie  
Cowbridge  
The Vale of Glamorgan  
CF71 7DL



## 28 Cae Stumpie

Asking price **£425,000**

Substantially extended three/ four bedroom end of link town house with private garden and rear parking. Highly adaptable with potential ground floor bedroom and shower room. Easy walking access to town centre and amenities.

Substantially extended and well-presented end-terrace town house

Large entrance porch, living room, kitchen open-plan to sitting/ breakfast room, dining room/ bedroom four, ground floor shower room and utility room

Three first floor bedrooms, en-suite shower room and bathroom

Low maintenance gardens, outside store and rear parking area

Great location, with easy walking access to town centre amenities









Substantially extended three/ four bedroom end of link town house with private garden and rear parking. Highly adaptable with potential ground floor bedroom and shower room. Easy walking access to town centre and amenities.

Traditionally styled composite door to PORCH extension, of a generous size with frosted double glazed window, pitched ceiling and tile effect floor. Glazed internal door to LIVING ROOM, double glazed window to front elevation, traditional spindle staircase to first floor, fitted cupboards, recessed gas fire with marble hearth. Door to KITCHEN, range of Shaker style cream base and wall cupboards with glazed display cabinet, Spa worktops with inset one and a half bowl sink, integrated

single oven, ceramic hob, extractor, undercounter fridge, shelved understairs cupboard and slimline dishwasher, double glazed window to rear elevation, timber effect floor. Open-plan to a SITTING/ BREAKFAST ROOM French doors to rear garden. UTILITY ROOM, matching fitted base and wall cupboards with roll top work surface and stainless steel sink. Wall-mounted Worcester mains gas combination boiler, space and plumbing for washing machine and tumble dryer, broom cupboard and door to rear garden. Doors from living room and utility room to DINING ROOM/ GROUND FLOOR BEDROOM (4), double glazed window to front elevation. As a bedroom, serviced by a ground floor SHOWER ROOM (off the utility room) which includes a large shower cubicle

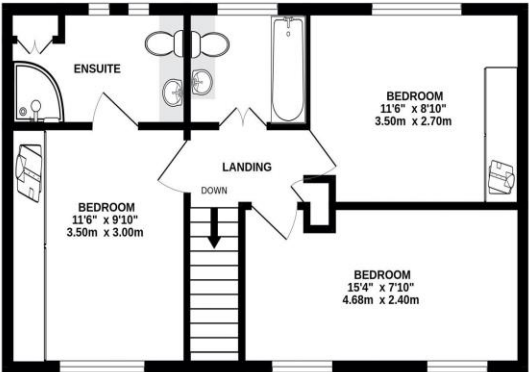
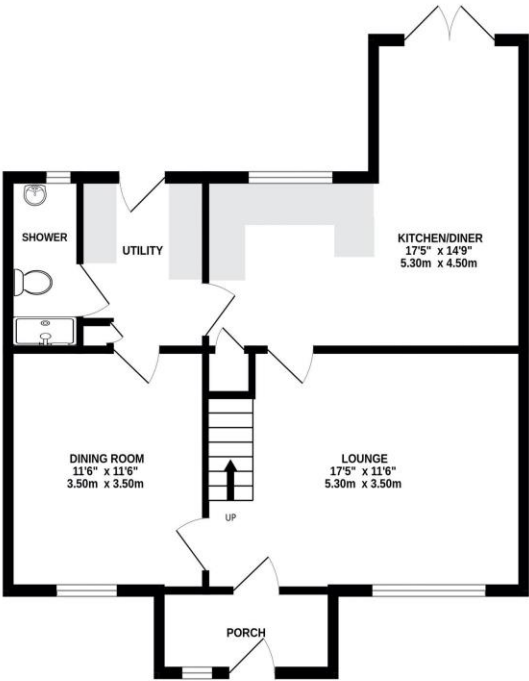
with glazed entry door, white low level WC, wash hand basin with vanity cupboard and tiled splashback.

28 Cae Stumpie has a two storey extension to the side, creating additional ground floor accommodation, mirrored in the space available above this includes a landing area with airing cupboard, and doors to PRINCIPAL BEDROOM, extensive built-in wardrobes and matching bedside tables, double doors to a spacious EN-SUITE SHOWER ROOM, large quadrant shaped shower cubicle with glazed entry door and mains shower attachment, wash hand basin and low level WC with fitted vanity cupboards, chrome heated towel rail and frosted double glazed windows. Double BEDROOM TWO, substantial double room with two double glazed windows to front elevation. BEDROOM THREE, again with excellent fitted storage, wall shelving and double glazed window to rear garden. BATHROOM, white suite including panelled bath with shower and shower screen over, wash hand basin, low level WC and vanity cupboards, vinyl floor and frosted double glazed window.

Forecourt garden to front with concrete path, decorative gravel and flowering cherry tree. Narrow side path leads to the rear garden with paved sitting area. Substantial UTILITY/ SOTRE ROOM and steps up to a substantial astro-turfed garden area with decorative gravel, and raised borders with mixed shrubbery and flowers. Gate to rear parking bay accessed from Cae Stumpie.

GROUND FLOOR  
646 sq.ft. (60.1 sq.m.) approx.

1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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 travel in an Easterly direction towards the traffic lights, before reaching the traffic lights, turn right onto Croft Street. At the end of Croft Street, No.28 Cae Stumpie can be found immediately in front of you Indicated by our For Sale board.

## Tenure

Freehold

## Services

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

Viewing strictly by  
appointment through  
Herbert R Thomas

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**AWAITING EPC**

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