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7 Stradling Close,
Cowbridge,
The Vale Of Glamorgan,
CF71 7BX

7 Stradling Close

Asking price **£319,950**

3 bedroom semi-detached property with huge potential for dormered first floor accommodation, enjoying a prized end of cul-de-sac location with open rear aspect over a large green recreational area, and within easy walking

NO CHAIN !

Semi-detached 3 bed home within walking distance of Cowbridge Town Centre

Entrance hall, living room, separate dining room and rear conservatory, large ground floor bedroom and bathroom

2 bedrooms to first floor

Considerable potential for dormer extension

Parking and Garage

Lawned and paved rear garden with open aspect to playing fields





Three bedroom, semi-detached property with huge potential for dormered first floor accommodation, enjoying a prized end of cul-de-sac location with open rear aspect over a large green recreational area, and within easy walking distance of Cowbridge High Street and amenities.

UPVC double glazed entrance door and side panel to L shaped HALLWAY with coat hanging space, newly fitted carpet with maple strip floor below, staircase to first floor, LIVING ROOM, high covered ceiling, gas fire with attractive carved timber surround and mantle, maple strip floor and double doors to rear conservatory, timber effect floor, full length double glazed windows and french doors enjoying an

open aspect to playing fields to the rear, pitched glazed roof. DINING ROOM (or study) with double glazed window to garden. KITCHEN, range of timber effect base and wall cupboards with roll top work surfaces, stainless steel sink and drainer, tiled splashbacks and floor, slot in cooker, dish washer and fridge to remain. Concealed mains gas fired Glow Worm combination boiler, double glazed window and door to front driveway.

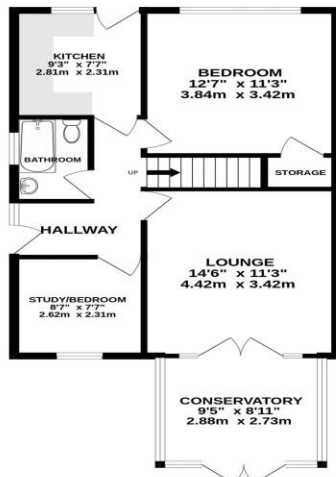
Large ground floor BEDROOM 1 or SITTING ROOM, double glazed windows to generous front parking area, large under stairs cupboard. Ground floor BATHROOM panelled bath with electric shower and

glazed shower screen over, pedestal basin and low level WC, fully tiled to walls, frosted double glazed window and chrome heated towel rail. First floor LANDING, with doors to bedroom one, a large L shaped double BEDROOM 2, part pitched ceiling and double glazed window. BEDROOM 3, with double glazed window to side elevation.

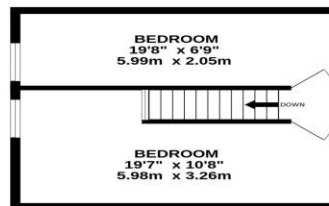
There is huge potential to dormer the front and rear pitch of the roof to create a much larger first floor usable footprint with a wide range of potential layouts, (definite scope for 3/4 bedrooms, bathroom/en-suite).

No. 7 Stradling Close enjoys a particularly advantageous position, being located at the end of the Close with a direct open view to the playing fields behind. The front garden has been opened up to provide a gravelled parking area and adjacent SINGLE GARAGE with single up and over door, plumbed sink and base covered plumbing for washing machine. A wide side path extends to the rear garden which is lawned and gravelled, enclosed by timber fencing with fine views across a large open green space.

GROUND FLOOR
815 sq.ft. (75.8 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 1135 sq.ft. (105.4 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

Driving from our offices, travel along the High Street and onto Westgate. Turn left onto the Llantwit Major Road. Proceed up the hill, take the 1st left into Geriants Way. Travel down the hill, turn left, Stradling Close is the 4th cul-de-sac on the right. No. 7 is at the end of the cul-de-sac, indicated by our For Sale board.

What3words: material.reconnect.behaving

Tenure

Freehold

Services

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

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		82 B
69-80	C		
55-68	D	57 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.

