



hrt
herbert r thomas

7 High Street, Cowbridge CF71 7AD

Vale of Glamorgan

SUNNYSIDE
7
High Street

£429,000

7 High Street

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

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 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 and 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.



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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.

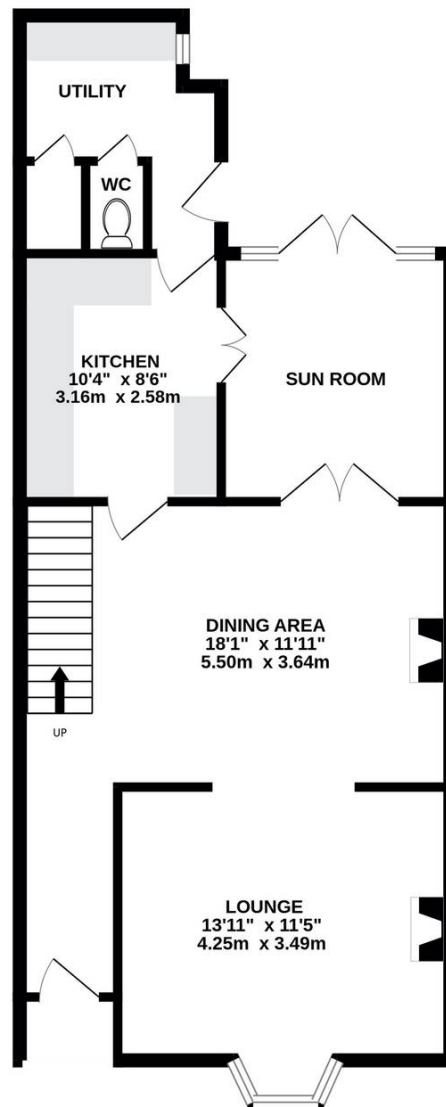
Low maintenance gravelled front garden with wrought iron gate and sandstone paved path to front door. The rear garden is paved and walled with brick built tool store and to the bottom of the garden, a decked sitting area and substantial timber clad, LEISURE BUILDING combining two interconnecting rooms 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 1st year then available for the next 5 years at a charge of £500 per annum.

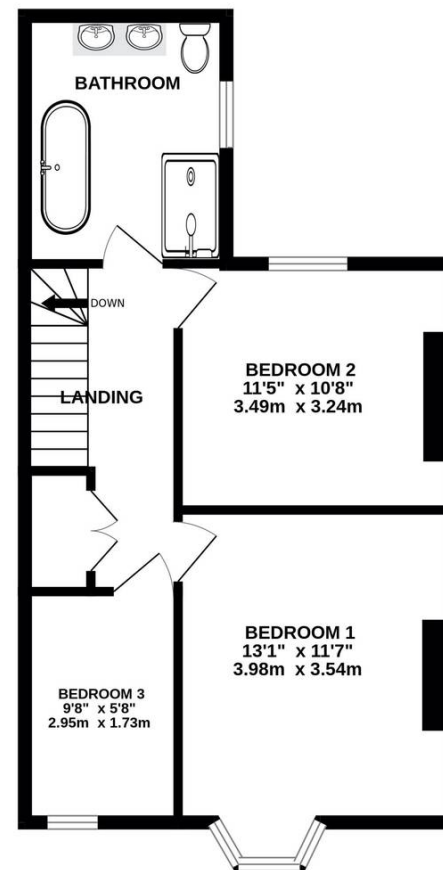




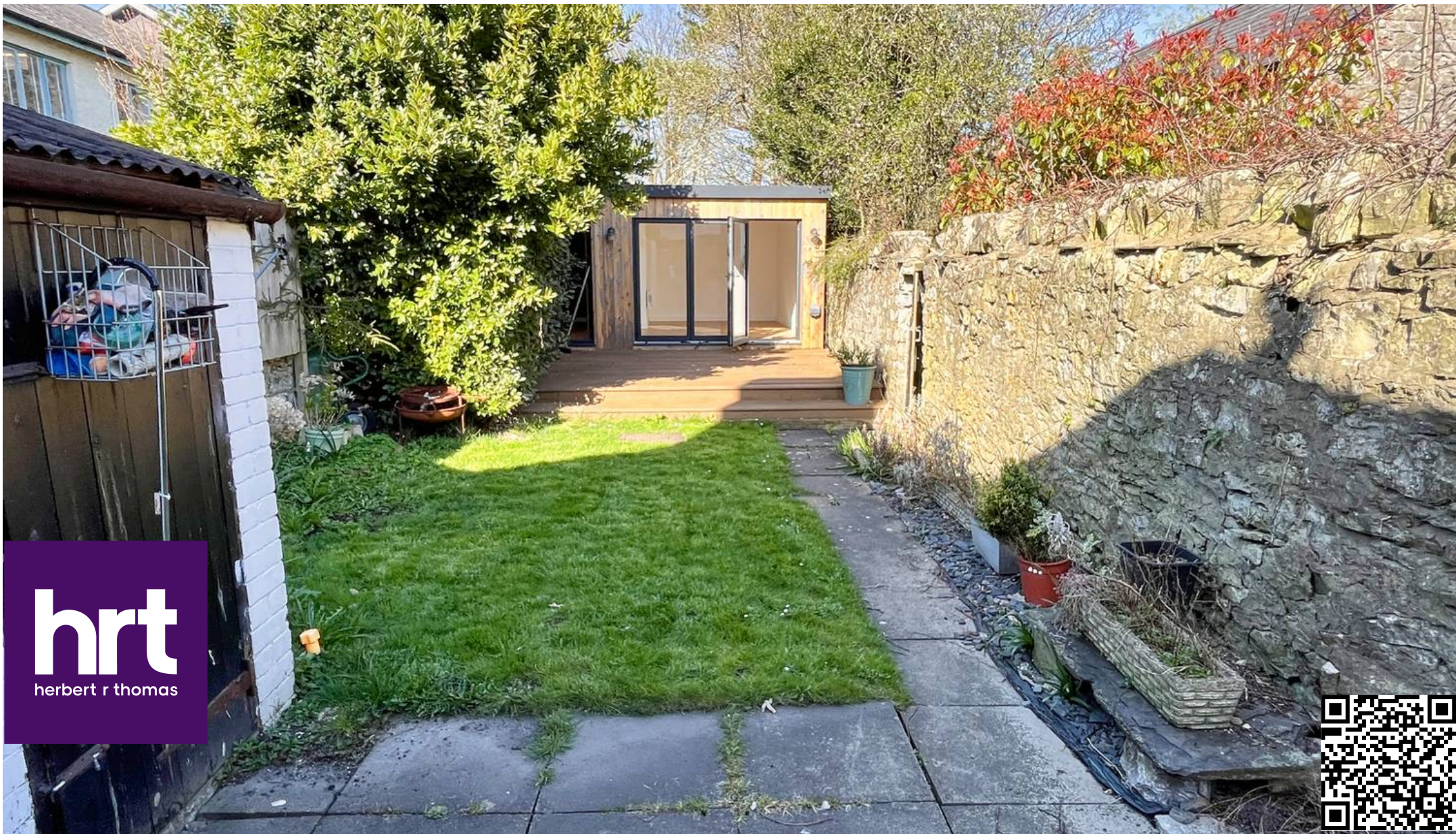
GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



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







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