



hrt
herbert r thomas

14 Mill Park, Cowbridge

Cowbridge

£625,000

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Cowbridge

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- No onward chain.
- Well-presented and spacious detached family house in a convenient location.
- Entrance porch and hallway, cloakroom, living room and dining room with double-sided wood-burning fire, separate sitting room, open-plan modern fitted kitchen, and utility room.
- Four bedrooms, principal bathroom, and ensuite shower room.
- Extensive parking and garage.
- Tiered south-facing rear garden with elevated views from the summerhouse.
- Quiet cul-de-sac position with convenient walking access to Cowbridge centre and amenities.



Substantial detached four-bedroom family house in a quiet cul-de-sac position, with convenient walking access to Cowbridge High Street and amenities. Notable features include extensive parking for four cars side by side, an ensuite shower room, and an attractive double-sided multi-fuel fire to the living and dining rooms.

uPVC double-glazed entrance door to **PORCHWAY** with full-length double-glazed windows, fitted cupboard, and glazed internal door to **HALLWAY**. Timber-effect floor, staircase to first floor and access to understairs **CLOAKROOM** white low-level WC and wash-hand basin with vanity cupboard and medicine cabinet above.

SITTING ROOM with timber flooring, pendant light, and double-glazed window to front elevation. Front **living room** with full-length double-glazed window to front, timber-effect floor, recessed bookcase and freestanding multi-fuel double-sided fire on a flagstone hearth. Open plan to **DINING ROOM** with space for dining table and sitting area (also enjoying the double-sided fire), two pairs of double-glazed sliding patio doors to the southerly rear garden.

Open plan to modern fitted **KITCHEN** with extensive range of high-gloss base and wall cupboards, spa worktops, integrated single oven, ceramic hob, extractor, and built-in dishwasher, concealed mains gas Worcester combination boiler, and part-glazed door to rear garden.

UTILITY ROOM space for washing machine, tumble dryer, and American-style fridge freezer, fitted cupboards, and timber floor.

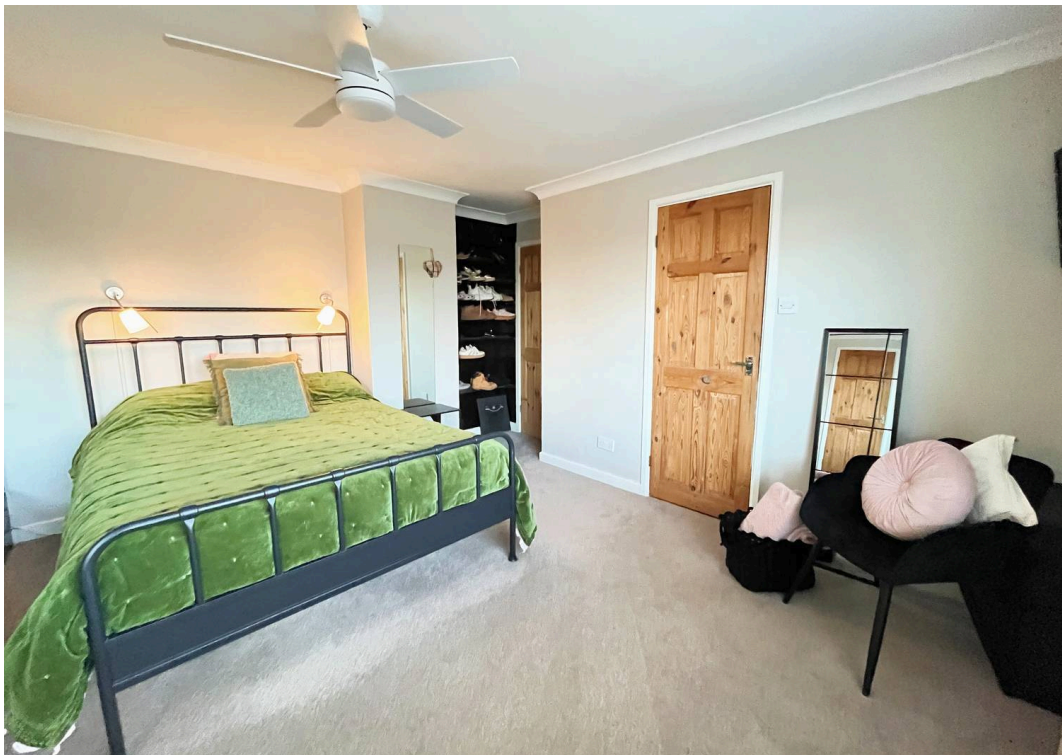
L-shaped **landing** with loft hatch and drop ladder. Doors to **PRINCIPLE BEDROOM** mirrored-doored wardrobes to remain, double-glazed window to front elevation, and door to **ENSUITE SHOWER ROOM**, fully tiled to floors and walls, modern white low-level WC, pedestal wash-hand basin, and walk-in shower cubicle with mains attachment and glazed entry door, chrome heated towel rail.

DOUBLE BEDROOM TWO with aspect to rear garden. **BEDROOM THREE** combining an L-shaped study area, leading to double bedroom space, coved ceiling, and uPVC double-glazed window to front with elevated views over Cowbridge. A generous **FOURTH BEDROOM** with double-glazed window to rear elevation.

BATHROOM white suite including low-level WC, wash-hand basin, roll-top double-ended bath, and fully tiled shower enclosure with entry door and mains shower attachment, chrome heated towel rail, and frosted double-glazed window to rear and porcelain tiled floor.

The **FRONT GARDEN** has been re-modelled to provide an unusually wide tarmac parking area with space for four cars side by side. Access to **GARAGE** with up-and-over door. Steps lead to a raised sandstone-paved terrace with access to the front door. Side path to **REAR GARDEN**, which has a southerly aspect, substantial paved sitting area off the back of the house, steps up to a level lawn flanked by mixed shrubbery, and further steps rising to a **SUMMERHOUSE** enjoying elevated views over the town.

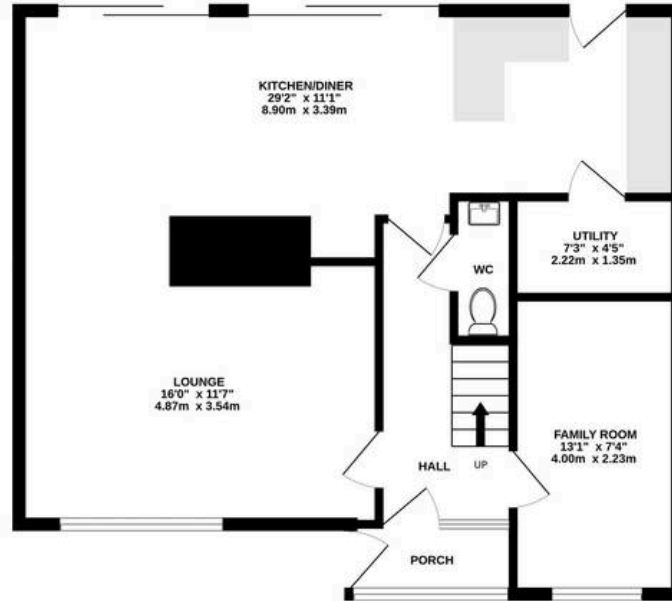




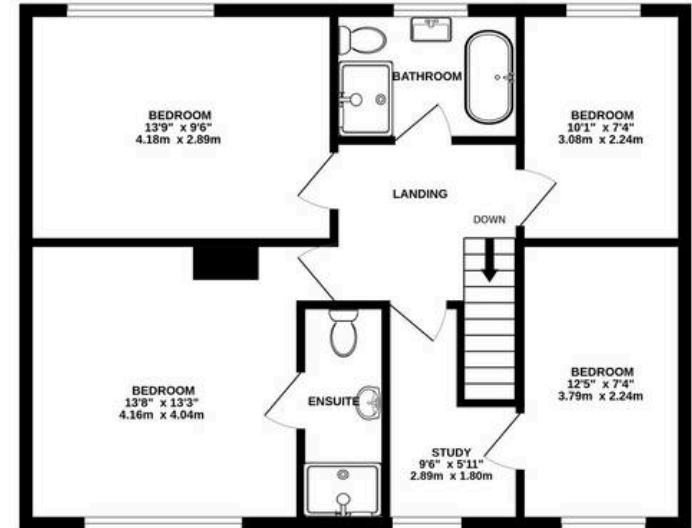
BASEMENT
122 sq ft. (11.4 sq.m.) approx.



GROUND FLOOR
689 sq ft. (64.0 sq.m.) approx.



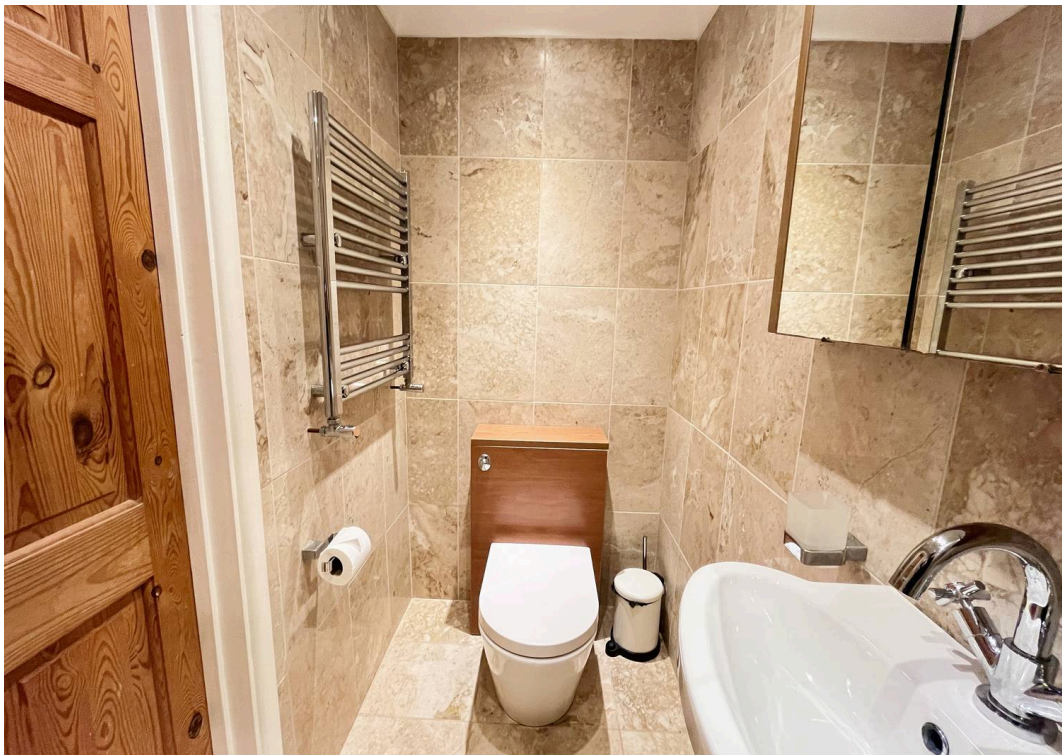
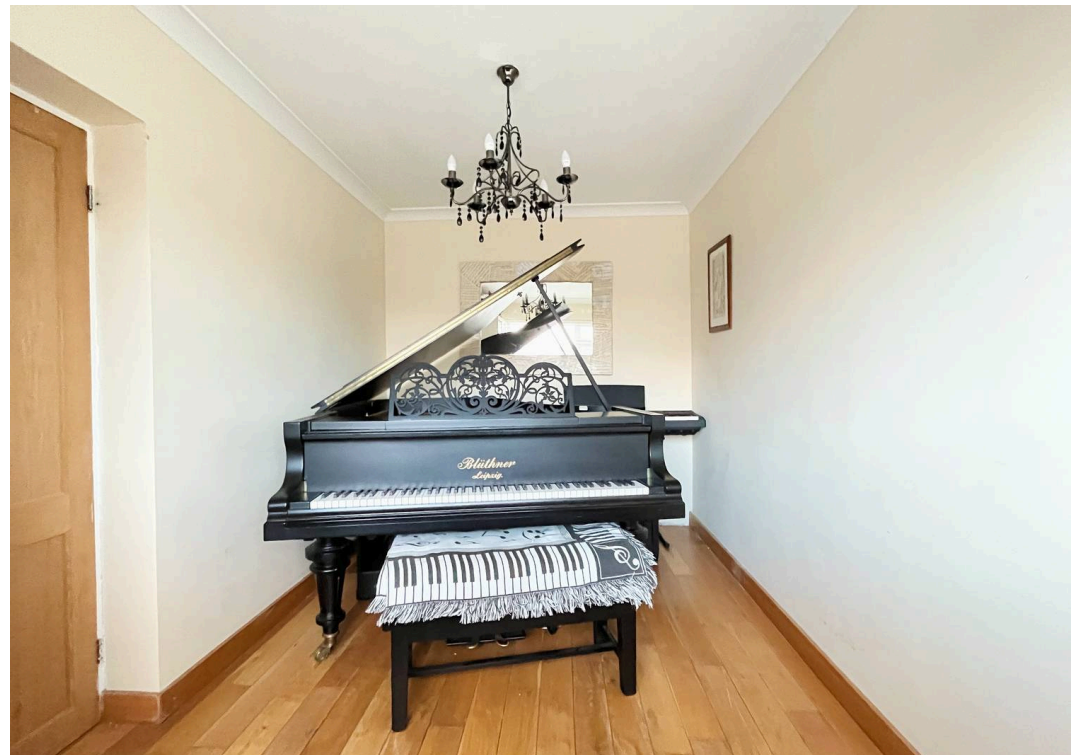
1ST FLOOR
660 sq ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 1472 sq.ft. (136.7 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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