



DE CLARE LODGE

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15 De Clare Lodge Westgate, Cowbridge

Vale of Glamorgan

£385,000

15 De Clare Lodge

A well-presented one-bedroom first-floor apartment, located within the sought-after Churchill Retirement Living (60+) development, enjoying a central position in the heart of Cowbridge.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A

- One-bedroom first-floor apartment within Churchill Retirement Living (Over 60s) development.
- Prime central Cowbridge location, with shops, cafés and amenities just a short distance away.
- Elevated position with pleasant views overlooking the development and its well-maintained communal grounds.
- Bright sitting/dining room benefiting from a large window allowing plenty of natural light.
- Fully integrated modern kitchen featuring Zanussi appliances and contemporary finishes.
- Spacious double bedroom enjoying an outlook over the complex, complete with a generous walk-in wardrobe.
- Fully tiled shower room with assisted grab rails and a heated towel rail.
- Intercom entry system with care line dashboard, providing added peace of mind.
- Residents' parking, communal lounge and kitchen, creating a welcoming and sociable community environment.



The apartment is accessed via a well-presented communal entrance hall, with lift and stair access leading to the first floor. Upon entering, a welcoming hallway features fitted carpeting, ceiling lighting and an intercom entry system incorporating the care line dashboard. A useful cloaks/storage cupboard provides excellent storage, housing the meters, fuse board and heating manifolds, complete with a motion-sensor light.

The sitting/dining room is a comfortable and bright space, benefiting from fitted carpets, ample power sockets and TV aerial connections. A window provides pleasant, elevated views over the development.

The fully integrated kitchen is fitted with a range of contemporary wall and base units with composite work surfaces, complemented by tiled splashbacks. Lighting includes multiple ceiling-mounted LED spotlights and under-cabinet illumination. Integrated Zanussi appliances comprise an oven and grill, electric hob with extractor above, fridge, freezer, washer/dryer and a stainless steel sink with mixer tap.

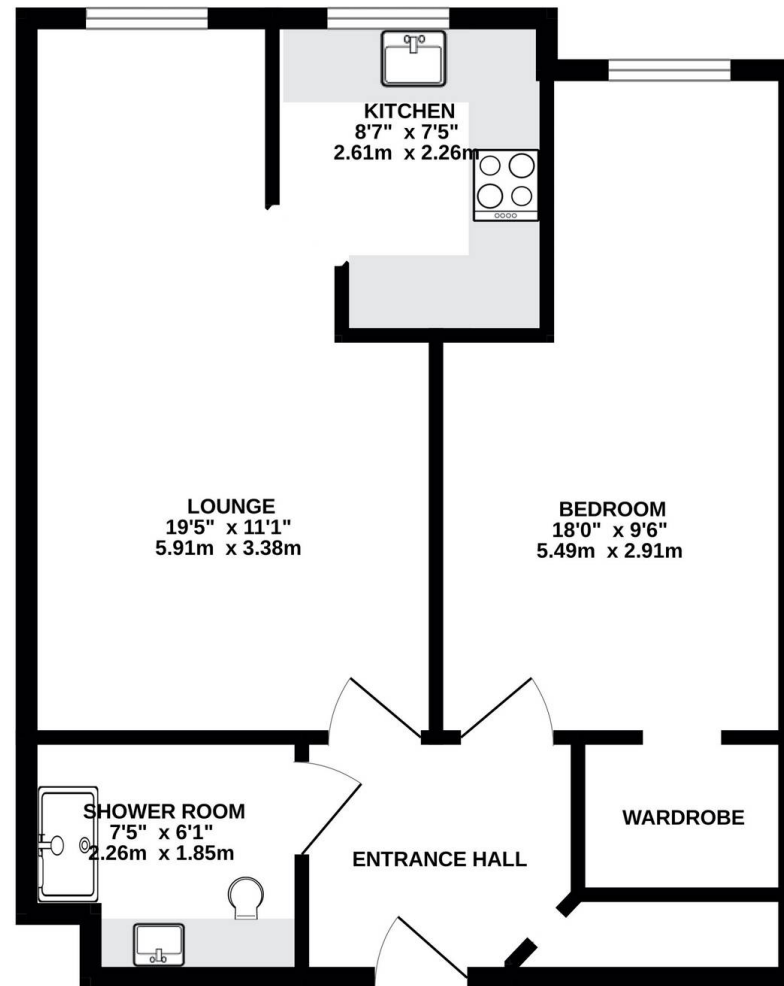
The double bedroom enjoys an outlook to the front of the De Clare Lodge complex via a window and features fitted carpeting, a central ceiling light, sockets and a wall-mounted radiator. A generously proportioned walk-in wardrobe offers extensive hanging space and shelving, with additional storage above.

The shower room is fully tiled and appointed with a modern suite, including a WC, ceramic wash hand basin set within a vanity unit with integrated storage and a mirrored cabinet. The corner shower enclosure is fitted with assisted grab rails, and there is a chrome heated towel rail.

Externally, the development provides residents' parking to the front, along with access to a paved communal seating area to the rear. Residents of De Clare Lodge also benefit from beautifully maintained communal gardens and grounds, in addition to the main resident lounge and bar, creating a welcoming and sociable living environment.



GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.







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