



Flat, 71 Eastgate, Cowbridge, CF71 7AA

The Vale of Glamorgan

Fixed Price £250,000

Flat, 71 Eastgate

Attractive first floor, two bedroom apartment located in a Grade II listed building and enjoying a central location with easy walking access to Cowbridge High Street and amenities.

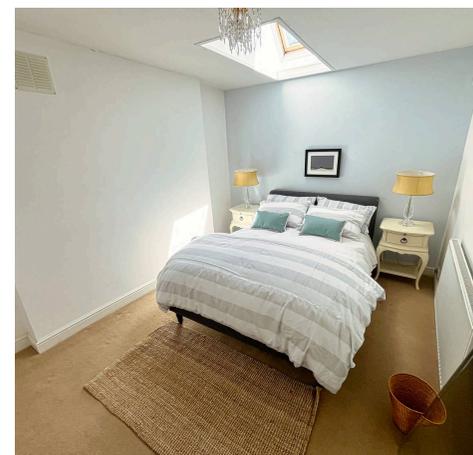
Council Tax band: F

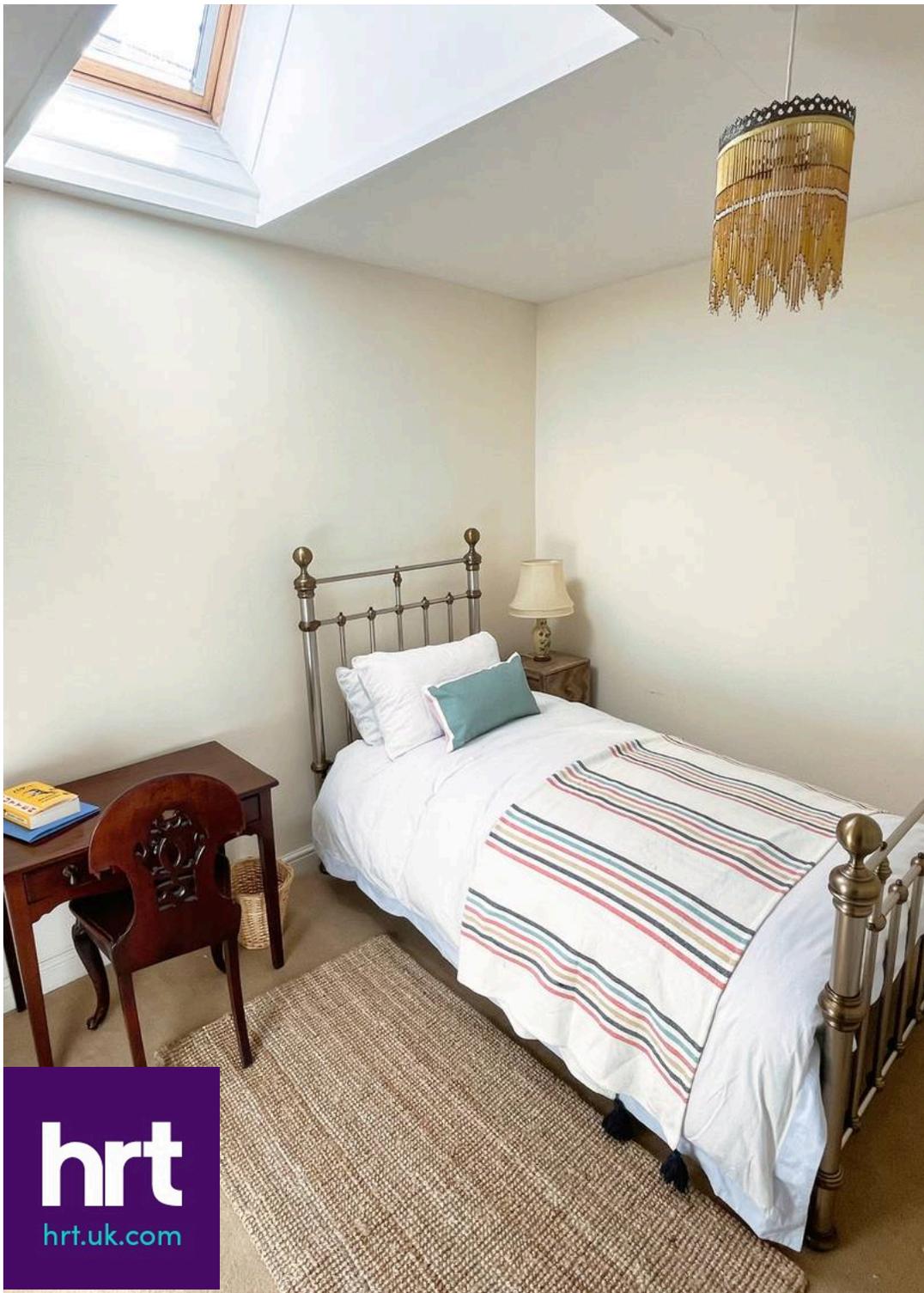
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Spacious first floor, two bedroom apartment in a Grade II listed building.
- Independent access to small hallway with staircase to spacious lounge/ dining room, attractive features including beams and exposed stonework.
- Kitchen with full range of integrated appliances.
- Two bedrooms and well-appointed bathroom.
- Wonderful central location with easy access to Cowbridge town centre and amenities.
- Road-side parking.



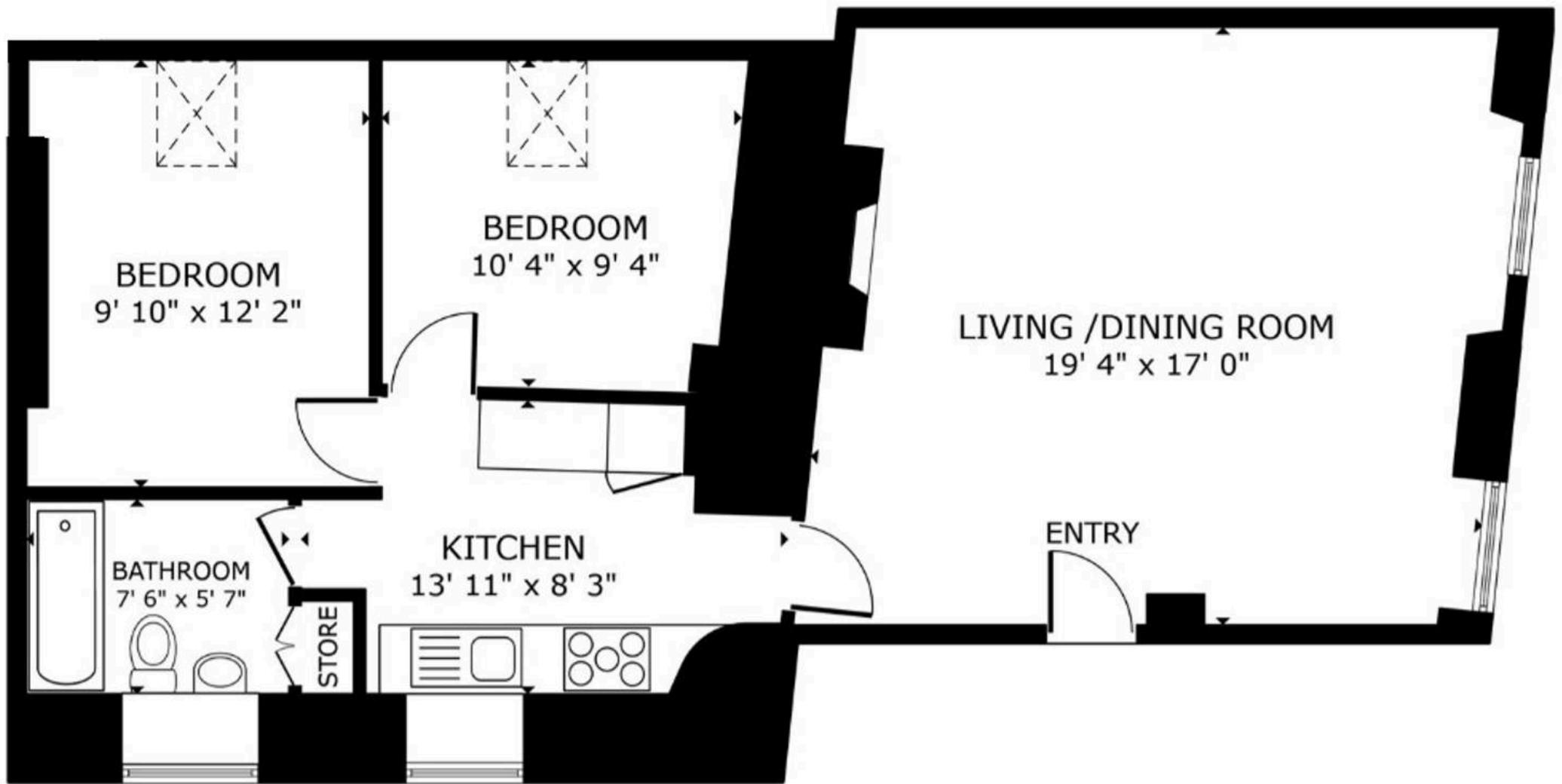


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Entrance with ground floor panelled entrance door to small HALLWAY with staircase rising to first floor. Part-glazed door to a substantial LOUNGE/ DINING ROOM, two small-paned sash windows to front elevation, beamed ceiling with recess lighting, wall-mounted electric fire, exposed carved stone wall features. Part glazed door to KITCHEN, white high gloss base and wall cupboards with oak block worktops and stainless steel sink and drainer, window with deep tiled internal sill to side elevation, integrated appliances include single oven, gas hob and extractor, slimline dishwasher, integrated fridge freezer and washer dryer.

Doors to rear double BEDROOM ONE with fitted carpet and Velux window. BEDROOM TWO, currently used as a single but would accommodate a double bed, pendant light, fitted carpet and double glazed Velux window. Modern BATHROOM with white suite including P shaped bath with mains shower and glazed shower screen over, low level WC and vanity cupboard, frosted window and airing cupboard with chrome heated towel rail and Intergas mains gas combination boiler.



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 747 sq.ft.
TOTAL : 747 sq.ft.



Herbert R Thomas

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