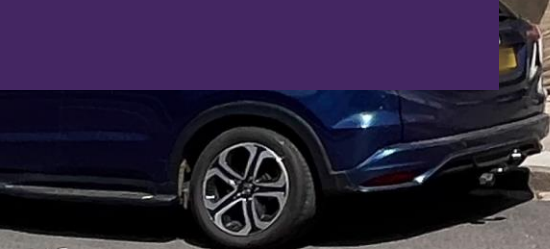


hrt
herbert r thomas

71 Eastgate
Cowbridge
The Vale Of Glamorgan
CF71 7AA
hrt.uk.com



71 Eastgate

Asking price **£250,000**

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.

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.





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.

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.

Directions

From our office, walk along the high street towards Eastgate, passing the Town Hall. Continue over the river where No. 71 Eastgate can be found on your left hand side and is above The Broad Leaf timber shop.

What3words: [guests.skid.cROUTONS](https://www.what3words.com/guests.skid.cROUTONS)



Tenure

Leasehold

125 years from March 2016. No service charge. £50 per annum management fee.

Services

Mains water, drainage, gas and electricity.

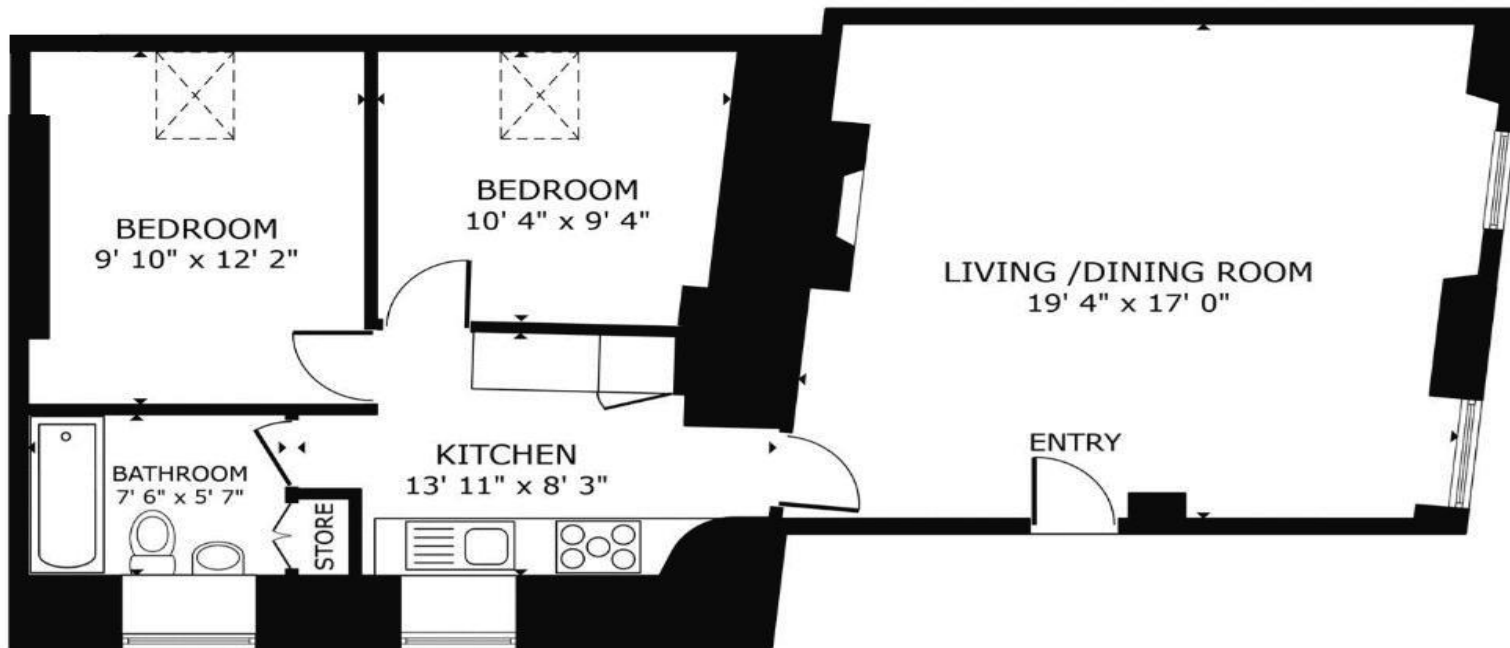
Council Tax Band F

EPC Rating

Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

AWAITING EPC



FLOOR PLAN

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

hrt
herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926



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.