



**Sunnyside 7 High Street,
Cowbridge, The Vale Of Glamorgan, CF71 7AD**

£1,650.00

Centrally located, three bedroom, 1920's built town house of of excellent proportions including a private rear garden with useful rear leisure building. Accommodation comprises: Open storm porch, Hallway, Open plan to a central DINING ROOM, recessed wood burning fire with uPVC double glazed French doors to the rear covered storage space. Double opening from Dining Room and door from Hallway to front Living Room with cast iron fireplace with marble surround. Kitchen with a range of modern shaker style cupboards with granite worktops with inset sink and mixer tap, Aga cooking range, extractor, fridge, freezer and dishwasher. Utility Room, Cloakroom with white low level WC and doors leading to a timber framed STORE ROOM with polycarbonate roof. To the first floor, Bedroom one being a double with original feature fireplace. Bedroom Two with decorative cast iron fireplace. Bedroom Three, a single room and 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. Low maintenance graveled 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



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Contacts

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Energy performance certificate (EPC)

7 High Street COWBRIDGE CF71 7YL	Energy rating D	Valid until 23 April 2035
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Property type
Total floor area

Mid-terrace house

103 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read guidance for landlords on the regulations and exemptions [here](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/590249/minimum-energy-efficiency-standard-for-hire-and-sale-tenants.pdf).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#)