



# 3 The Old Chapel The Limes, Cowbridge

Cowbridge

£375,000



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Cowbridge, Cowbridge

From our office on the High Street, proceed on foot over the river Thaw, Turn right onto the Limes, Follow the road as it bears left and No.3 Old Chapel, will be found on the left-hand side.

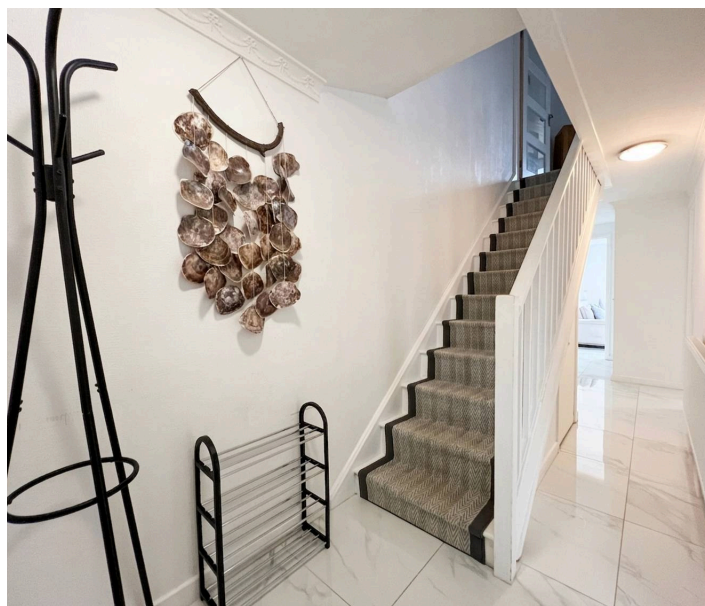
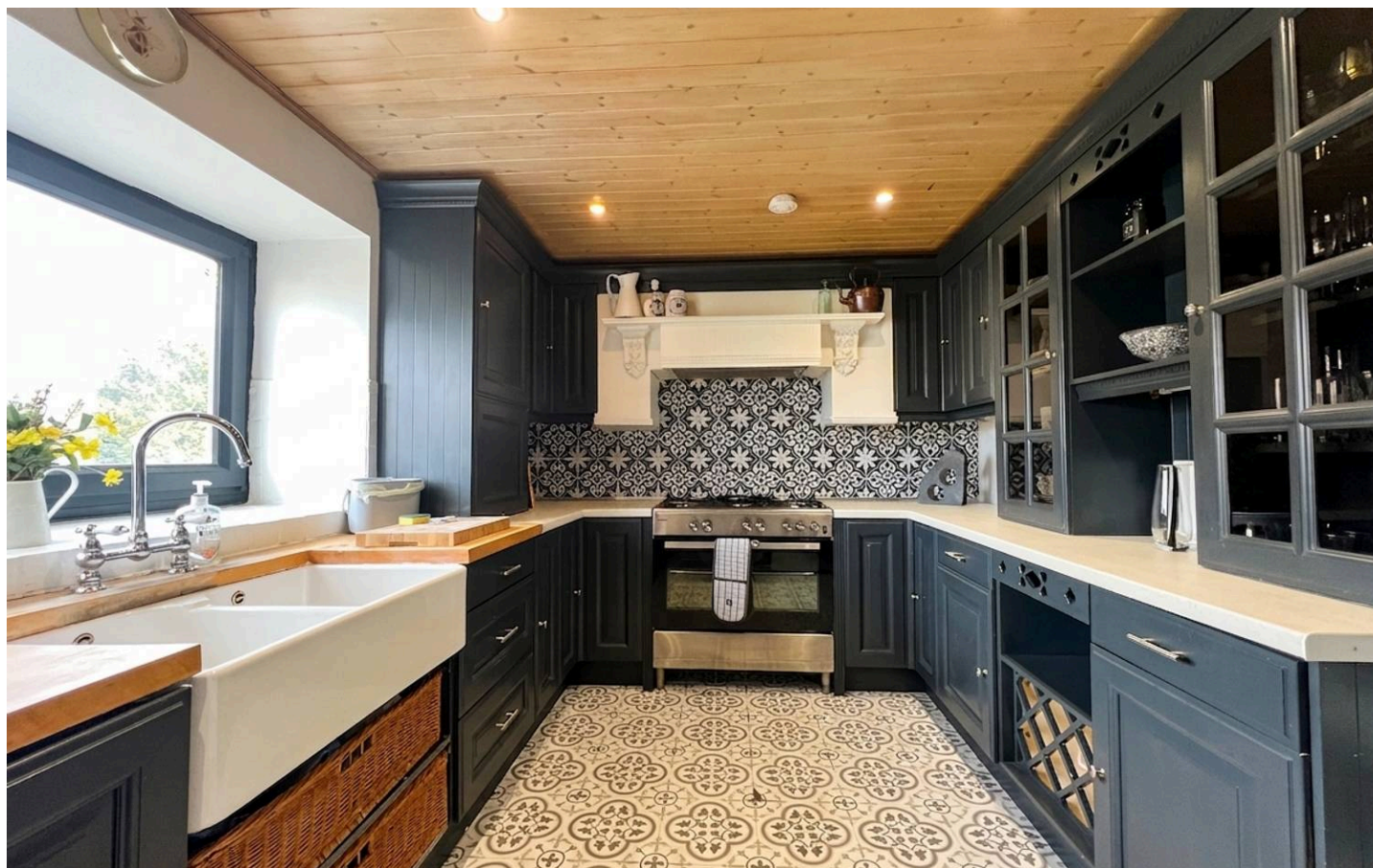
A 3/4 bedroom townhouse, just a short walk from Cowbridge town centre, Ideal for Owner occupancy or buy to let investment.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Situated in the heart of Cowbridge, just a short level walk from the town's shops, cafés, amenities and services, is this well-presented 3/4 bedroom townhouse. Offering flexible accommodation over three floors, the property is ideal for owner-occupation or buy-to-let investment and is currently run as a successful Airbnb holiday let.

The ground floor comprises an entrance hall with marble-effect porcelain tiling, understairs storage and cloak cupboard. There is a generous sitting room (potential fourth bedroom) with glazed door opening onto the rear courtyard garden, together with a modern shower room fitted with a white three-piece suite and fully tiled double shower. A separate laundry cupboard provides space and plumbing for white goods.

To the first floor is an open-plan lounge/dining room featuring a period-style fireplace and glazed doors opening onto a Juliette balcony. The kitchen enjoys a rear aspect and is fitted with a comprehensive range of units, roll-top work surfaces, Belfast sink, integrated dishwasher, space for a range cooker and fridge/freezer.

The second floor offers three bedrooms and a family bathroom. The principal bedroom includes fitted wardrobes and overlooks the courtyard, while bedroom two benefits from an en-suite shower room. Bedroom three features an attractive arched side window. The family bathroom is fitted with a white suite including a shower over bath.

Externally, the property benefits from a paved frontage leading to a partial carport with garage/store beyond and parking for one small vehicle. To the rear is a low-maintenance enclosed courtyard garden bordered by high walls.







**hrt**  
herbert r thomas

## Herbert R Thomas

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