



11 Hillside Drive

Cowbridge, CF71 7EA

Price £285,000

HARRIS & BIRT



A well presented, two bedroom, mid-terraced property situated within easy walking distance of the heart of Cowbridge town centre. The accommodation briefly comprises entrance porch, kitchen and living room to ground floor. Stairs lead up to two bedrooms and a good sized bathroom. The outside offers an enclosed, easy to maintain rear garden with a decked terrace. Off road parking to front for one vehicle.

The town centre of the market town of Cowbridge is within comfortable walking distance and offers a wide range of facilities including schooling of excellent reputation for all ages, a wide range of shops both national and local and now including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, cricket club, tennis club, squash club, bowls club, football club etc. Countryside pursuits including golf, horse riding etc are available in the surrounding areas. The heritage coastline is just a few miles to the south. The good local road network including access to the M4 brings major centres within easy commuting distance including the capital city of Cardiff. Main line railway links via Cardiff and Bridgend and Cardiff Wales Airport is within easy driving distance.



Accommodation

Ground Floor

Entrance 4'0 x 5'1 (1.22m x 1.55m)

The property is entered via an Elite composite front door into porch. Timber effect flooring. Pendant ceiling light. Glazed door opens through to kitchen.

Kitchen/Dining Room 12'5 x 11'2 (3.78m x 3.40m)

Fitted kitchen with features to include a range of wall and base units. Solid quartz worktops with matching upstands. 1.5 sink bowl and drainer with mixer tap. Neff Oven with steam and sous-vide function; Neff electric hob; Neff integrated Microwave/grill; Samsung integrated fridge/freezer and Bosch integrated washer/ drier and dishwasher. Splashback. Integrated dishwasher. LVT flooring. Built in bench style seating. Downlighting. Ceiling spotlights. Modern vertical radiator.

Living Room 12'5 x 14'9 (3.78m x 4.50m)

Bi-folding doors to rear opening out onto rear decking. Fitted carpet. Pendant ceiling light. Feature free standing carved timber fireplace with decorative surround and slate laid hearth. Straight carpet stairs lead up to first floor landing.

First Floor

Landing 6'4 x 5'5 (1.93m x 1.65m)

Carpeted stairs lead up from ground floor living room to first floor landing. Carpeted flooring. Ceiling light. Storage cupboard. Doors to all first floor rooms.

Master Bedroom 12'11 x 11'2 (3.94m x 3.40m)

Large window overlooking rear garden. Fitted carpet.

Radiator. Pendant ceiling light. Fitted double wardrobes. Recessed over stairs storage cupboard.

Bedroom Two 7'6 x 12'3 (2.29m x 3.73m)

Window overlooking front. Carpet flooring. Pendant ceiling light. Radiator. Vaillant mains gas combination boiler housed to wall.

Bathroom 5'1 x 8'11 (1.55m x 2.72m)

Three piece suite in white comprising panelled bath with mixer tap with wall-mounted mains shower and hand-held shower behind a hinged shower screen. Pedestal wash hand basin with hot and cold taps. Low level WC. Fully tiled flooring and walls. Chrome heated towel rail. Obscure double glazed window to front with shutters.

Outside

Tarmac front driveway with parking for one car and stepped pathway to front door. Gravelled forecourt. West facing rear garden combines a wide, decked sitting area with steps down to lower lawn. Enclosed by fencing. Additional parcel of land to the South of the main property currently not used.

Services

All mains services are connected to the property. Vaillant gas combination boiler housed to bedroom two. UPVC double glazing throughout.







GROSS INTERNAL AREA
FLOOR 1: 347 sq. ft, FLOOR 2: 338 sq. ft
TOTAL: 685 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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