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10 De Clare Lodge, Westgate, Cowbridge CF71 7FR

The Vale of Glamorgan

£390,000

## 10 De Clare Lodge

From our Cowbridge office walk along the High Street in a Westerly direction away from the Town Centre. Cross the entrance to Eagle Lane and turn right into the Churchill Development. What3Words: removals.ballots.disprove

A well-presented one-bedroom ground-floor apartment with a private rear patio, set within the sought-after Churchill Retirement Living (60+) development in the heart of Cowbridge.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A





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The apartment is accessed via a welcoming entrance hall with fitted carpeting, lighting and an intercom entry system incorporating the care line dashboard. A useful cloaks/storage cupboard provides storage, housing the meters, fuse board and heating manifolds, finished with a motion-sensor light.

The sitting/dining room is a comfortable and bright space, benefiting from fitted carpets, power sockets and TV aerial connections. A glazed, lockable door opens directly onto the private patio, bordered by neat privet hedging and leading into the attractive walled garden area beyond.

The fully integrated kitchen is fitted with a range of contemporary wall and base units with composite work surfaces, complemented by tiled splashbacks. Lighting includes multiple ceiling-mounted LED spotlights and under-cabinet illumination. Integrated Zanussi appliances comprise an oven and grill, electric hob with extractor above, fridge, freezer, washer/dryer, and a stainless steel sink with mixer tap.

The double bedroom enjoys views over the enclosed walled garden through a window and features fitted carpeting, a central ceiling light, sockets and a wall-mounted radiator. A generously proportioned walk-in wardrobe offers extensive hanging space and shelving, with additional storage above.

The shower room is fully tiled and appointed with a modern suite, including a WC, ceramic wash hand basin set within a vanity unit offering integrated storage, and a mirrored cabinet. The corner shower enclosure is fitted with assisted grab rails, and there is a chrome heated towel rail.

Externally, the development provides residents' parking to the front, along with access to a paved communal seating area to the rear. Residents of De Clare Lodge also benefit from beautifully maintained communal gardens and grounds, along with the main resident lounge and bar, creating an attractive and sociable living environment.



**AWAITING FLOORPLANS**



## Herbert R Thomas

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