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herbert r thomas

8 St. Athan Road, Cowbridge
Cowbridge

£515,000



8 St. Athan Road

Cowbridge, Cowbridge

A well-presented traditional semi-detached home, built circa late 1920s, with west-facing rear garden, driveway parking and an integral garage, all within easy reach of Cowbridge Town Centre. The accommodation includes a morning room, spacious living/dining room, kitchen/breakfast room, sunroom and a newly fitted ground floor shower room with separate WC. Three bedrooms and a family bathroom sit on the first floor. The east-facing front garden enjoys the morning sun, while the enclosed west-facing rear garden offers a peaceful evening setting.

Inside, the entrance porch leads to a hallway with understairs storage. The bay-fronted morning room features a period fireplace; opposite, the living/dining room opens to the garden via French doors. The kitchen/breakfast room is naturally bright with garden views and an oven and hob to remain, leading into the sunroom with plumbing for white goods. A door also connects to the integral garage with electric door, power and storage.

Upstairs, Bedroom 1 is a bay-fronted double with fitted wardrobes; Bedroom 2 includes built-in storage; Bedroom 3 overlooks the rear garden and works well as a study. The bathroom offers a three-piece suite with jacuzzi bath.

A gated entrance opens to a double driveway and manicured front garden. The west-facing rear garden features mature borders, a paved seating area and lawn, enclosed by fencing and walling.



AWAITING FLOORPLANS

8 St. Athan Road

Cowbridge, Cowbridge

Council Tax band: F

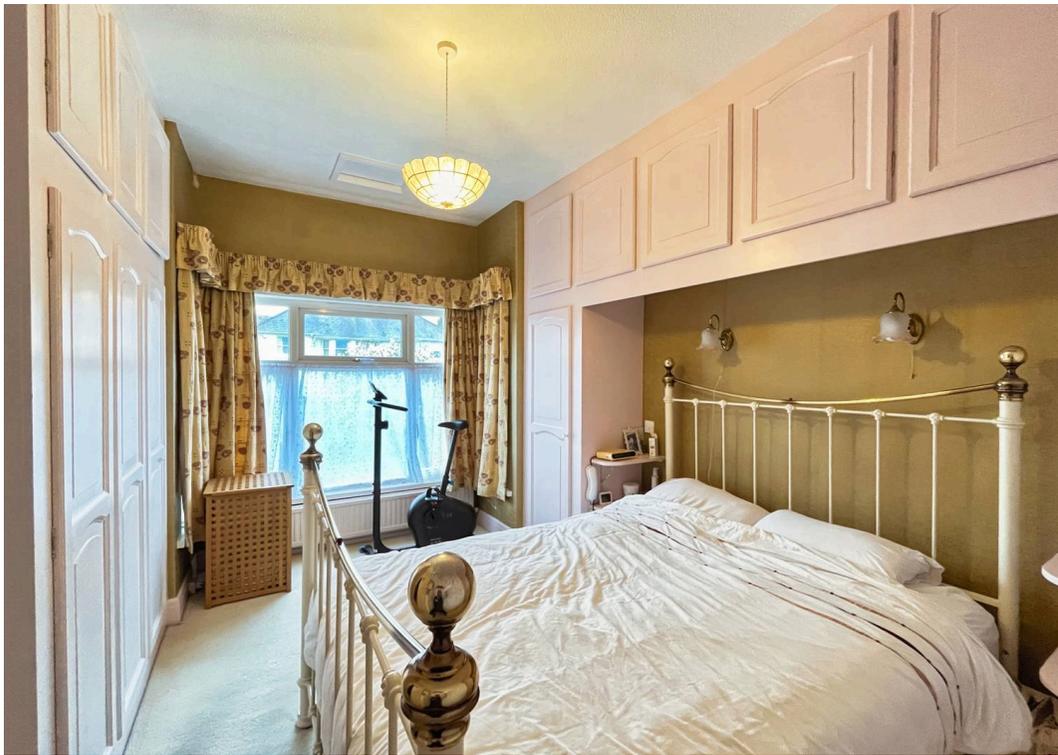
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Directions: From our Cowbridge office, travel east along High Street to the traffic lights. Turn right onto St Athan Road; No. 8 is on the right after approximately 100 yards, marked by our For Sale board.







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