1, Eastgate

Cowbridge, CF71 7EL

Price £449,950

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An exceptional, spacious and fully refurbished, three bedroom townhouse, situated within easy walking distance of Cowbridge town centre and all its local amenities. The property has been subject to an extensive and high specification schedule of works and has been taken back to bare brick to create the wonderful residence that you see today. The accommodation, found in immaculate condition and turnkey, briefly comprises; entrance porch, living room, inner hall, open plan kitchen/living/dining space with access to rear garden beyond and modern fitted WC to ground floor. There are two good-sized double bedrooms, a master ensuite and a family bathroom on the first floor, with stairs continuing up to a third double bedroom, eaves storage and an excellent sized walk-in wardrobe on the second floor. Further benefits include full house fibre WiFi installed throughout and an intruder alarm fitted. Detached garage to the rear of the garden with an abundance of potential. There are spacious, private and flat rear gardens with al fresco patio laid terrace, greenhouse and raised beds and borders. Vendors Open to Offers Subject to Garage Conversion into Gym, Home Office or Guest Suite.

The property is situated within a comfortable walking distance of Cowbridge High Street, that 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.

- Luxury, Modern, Townhouse
- Three Double Bedrooms
- Open Plan Living Space Throughout
- Fully Refurbished Throughout. Full Fibre WiFi & Burglar Alarm Installed.
- Easy Walk Into Cowbridge
- Two High Specification Bathrooms
- Off Road Parking & Detached Garage. Vendors Open to Offers Subject to Garage Conversion into Gym, Home Office or Guest Suite.
- EPC: D

Accommodation

Ground Floor

Entrance Porch 2'11 x 5'3 (0.89m x 1.60m)
The property is entered via newly decorated front door with inset glazed vision panels into open entrance porch. Alarm panel housed to wall. Inset coir matting. Radiator. Skimmed walls and ceiling. Pendant light fitting. RCD fuse board behind attractive oak cupboards. Oak door opens through into;

Living Room 13'11 x 16'11 (4.24m x 5.16m)
An attractive living space with UPVC double glazed window to front elevation with inset plantation shutters to a deep recessed window. Fully skimmed walls and ceiling with inset LED spotlighting. Oak laid flooring. Radiators. Recessed cupboard housing router and fibre WIFI. Oak door opens through to good sized under stairs storage cupboard. Oak double doors open through to;

Inner Hall 10'6 x 2'10 (3.20m x 0.86m)
Inner stair hall offers access to full turn staircase. Fully skimmed walls and ceiling with inset LED spotlighting. Oak laid flooring. Radiator. Good sized double front fitted cupboard housing intruder alarm. Pendant light. Skimmed walls. Matching flooring.

Kitchen/Living/Dining Room 24' x 29'5 max (7.32m x 8.97m max)
Accessed via oak double doors out from the inner hall. UPVC fully opaque glazed pedestrian door to rear elevation. Further natural light via UPVC opaque glazed floor to ceiling fitted window. L-shaped open plan kitchen/living/dining space with fully skimmed walls and ceiling. Inset LED spotlighting. Oak laid flooring to match a range of radiators. U-shaped newly fitted modern kitchen comprising a range of shaker style wall and base units. Integrated Bosch up and over fridge/freezer. Integrated Bosch dishwasher behind matching decor panel. Integrated Bosch washing machine. Bosch electric fan underset oven. Bosch induction four ring hob and stainless steel chimney extractor. Further range of fitted wall and base units with open shelving. 1.5 sink composite drainer with chrome swan neck mixer tap. UPVC double glazed window to rear elevation. Attractive tiled splashbacks. Oak laid worksurfaces.

Cloakroom 3'7 x 4'6 (1.09m x 1.37m)
Two piece suite in white by Roca comprising corner wall hung wash hand basin with mixer tap and tiled splashback. UPVC double glazed opaque window to side elevation. Fully skimmed walls and ceiling. Natural limestone flooring. Wall hung chrome heated towel rail.

First Floor

Landing 3'1 x 12'7 (0.94m x 3.84m)
Accessed via full turn staircase from inner stair hall to open landing. Fitted carpet. Fully skimmed walls and ceiling. Access to boiler cupboard housing Worcester gas combination boiler. Stairway up to second floor. Communicating doors to all first floor rooms.

Master Suite Bedroom One 14' x 12'1 (4.27m x 3.68m)
An excellent sized double bedroom with two UPVC double glazed windows to front elevation with inset plantation shutters. Skimmed walls and ceiling. Pendant light fitting. Fitted carpet. Radiator. Oak doorway opens through into;

Master Suite Bathroom One 7'3 x 4'4 (2.21m x 1.32m)
Three piece suite in white comprising walk in quadrant shower cubicle with integrated chrome shower, rainfall shower head and separate shower head attachment behind a glazed and chrome shower screen. Low level dual flush WC. Wall hung wash hand basin with underset vanity unit and chrome mixer tap. Fully tiled splashbacks. Wall hung LED touchscreen mirror. Wall hung chrome heated towel rail. Further skimmed walls and ceiling with LED spotlighting. Extractor fan.

Bedroom Two 7'7 x 17'6 (2.31m x 5.33m)
Second double bedroom to the rear of the property. Natural light via dual aspect from side an drear elevations via two UPVC double glazed windows. Fully skimmed walls and ceiling. Fitted carpet. Radiator.

Bathroom Two 7'1 x 6'2 (2.16m x 1.88m)
Three piece suite in white comprising full length panelled bath with chrome mixer tap and separate shower head fitment. Wall hung wash hand basin with underset vanity unit. Tiled splashbacks, Eyeline mirror fronted touch screen LED mirror. Low level dual flush WC. Fully skimmed walls and ceiling. Inset LED spotlighting. Wood effect flooring. UPVC double glazed opaque window to rear elevation. Wall mounted chrome heated towel rail.

Second Floor

Landing
Accessed via a full turn staircase from the first floor landing onto a second floor landing space. Door opening through into good sized storage (3'2 x 9'3). Further door opens through into;

Bedroom Three 10'2 x 15'11 (3.10m x 4.85m)
Good sized double bedroom set into eaves. Two composite Velux windows. Original roof timbers on view. Fully skimmed walls and ceiling. Fitted carpet. Radiator. Oak door opens offering eaves storage.

Airing Cupboard 3'2 x 9'3 (0.97m x 2.82m)
Accommodated gas fired combination boiler, providing central ehating and instand hot water.

Outside

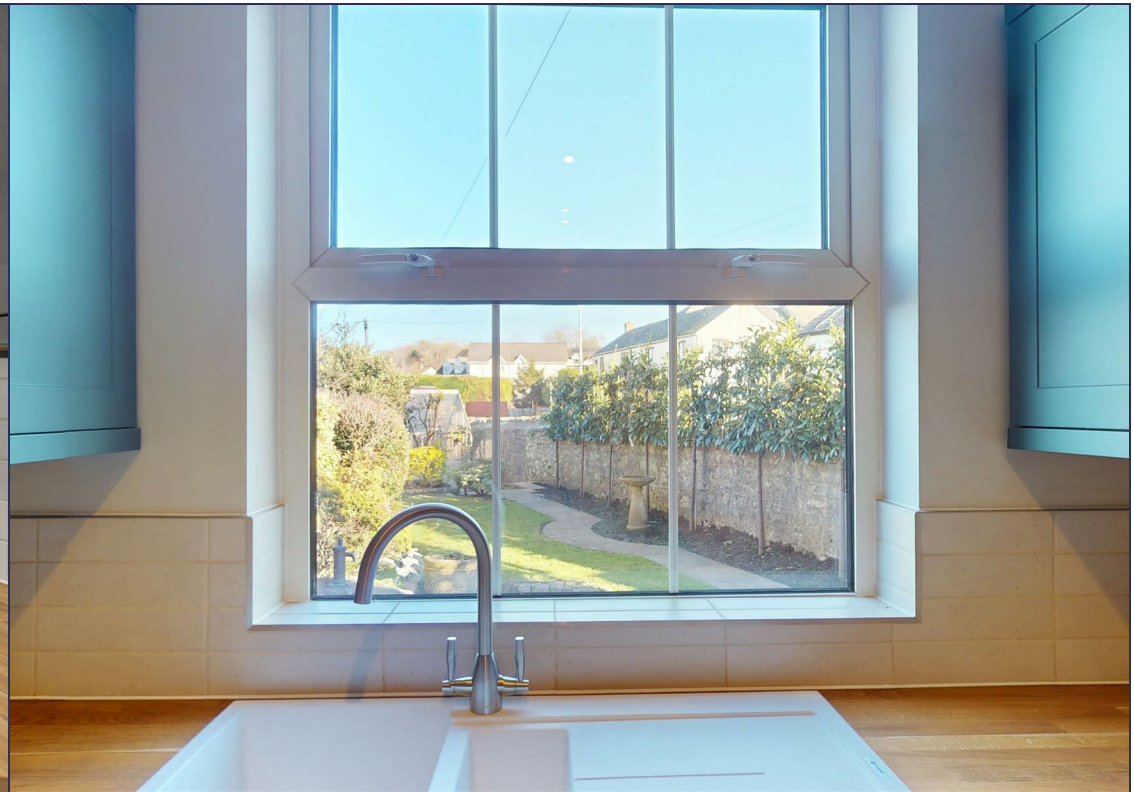
Detached Garage Conversion
Plans attached for potential garage conversion to home office, gym or guest suite. Capable of conversion, costs to be negotiated as part of the sale.

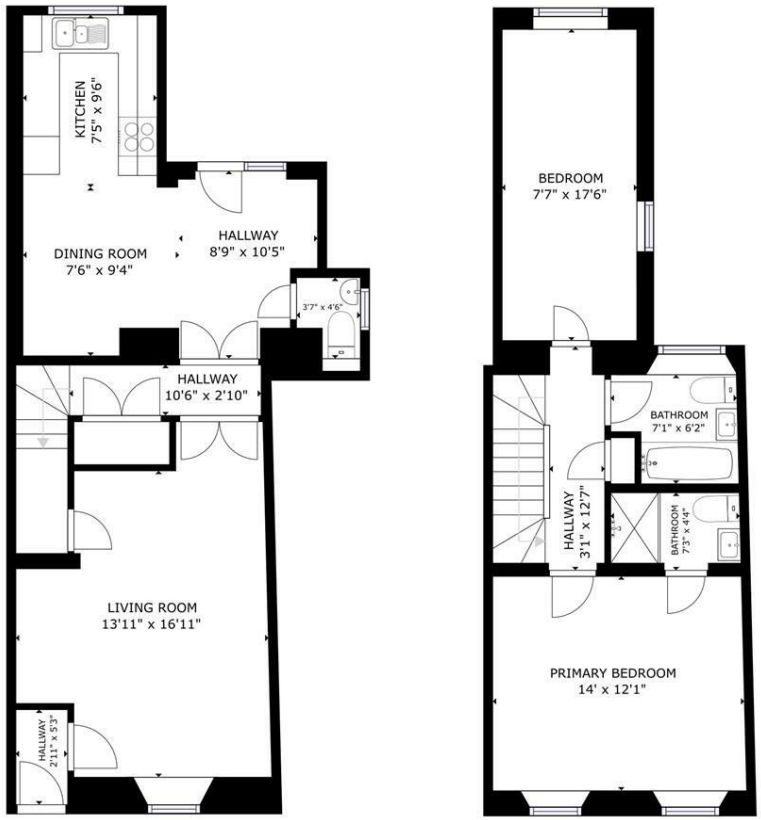
Gardens & Grounds
The property sits on a deceptively spacious plot with gardens to both sides and rear. The rear gardens are flat, private and mainly laid to lawn. Patio laid terrace great for Alfresco dining. An attractive pond and water feature with lawned parcel. Raised beds and borders. Greenhouse to remain. Outside tap. 13-amp double socket.Pathway that offers access through to garage. The garage is of good size. Up and over garage door to front. Off road parking off the rear lane. Pedestrian access through to garden from rear of garage. UPVC double glazed window. The garden in full is made private via a high stone wall with an inset pedestrian gate to side. To the side of the property there is a good sized storage space but could double as a utility if required.

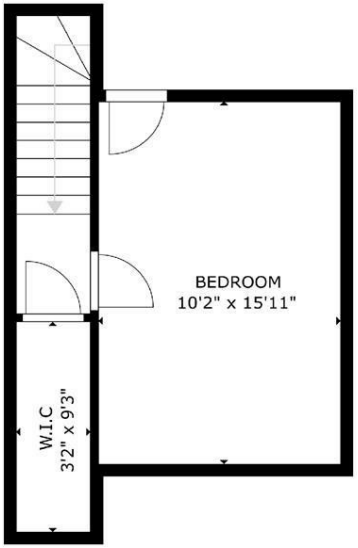
Services & Tenure
The property is serviced by mains gas, water, electric and drainage. Full house fibre broadband throughout. The property is offered on a Freehold basis.

Directions
From our offices at 65 High Street, travel up Eastgate towards the A48. Our board is on the left hand side on the cross roads.

Additional Information
Photos have been virtually staged for illustrative purposes.

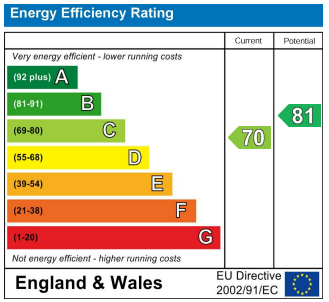


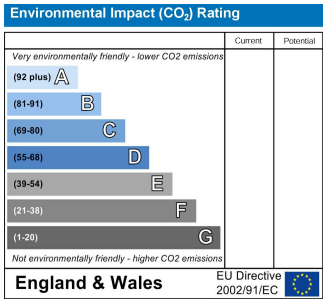




GROSS INTERNAL AREA
FLOOR 1: 593 sq ft, FLOOR 2: 503 sq ft, FLOOR 3: 238 sq ft
TOTAL: 1334 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport





HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge
65 High Street, Cowbridge, CF71 7AF
01446 771777 cowbridge@harrisbirt.co.uk

Cardiff
359 Caerphilly Road, Cardiff, CF14 4QF
02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

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