



## Aubrey Terrace, Cowbridge offers over £260,000

- Within in a short walk to Cowbridge High Street
- Two Double Bedroom Character Property with On Street Parking
- Bay Fronted living room with Log burner
- Modern Kitchen with dining area
- Low Maintenance courtyard garden
- No Onward Chain
- EPC Rating: C



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## About the property

We are delighted to offer to market this two double bedroom character property located in a prime, sought after and incredibly convenient location on a quiet historic street in the centre of Cowbridge within walking distance of the bustling town centre and local amenities.

The property offers a light and bright bay fronted living room complete with a log burner, a modern fitted kitchen with space for numerous appliances and a dining area, two double bedrooms and a three piece bathroom suite with an electric shower.

Externally there is a low maintenance, enclosed, and private rear decked area, perfect for table and chairs and to the front of the property there is a low level stone retaining wall, perfect for plants, flowers or shrubs.

This property is offered with No Ongoing chain and would make a perfect first time buy, investment property and would suit those looking to down size yet be close to all the local shops, eateries, handsome historical buildings and stunning public gardens that Cowbridge has to offer.



## Accommodation

### Living Room

13' 7" max x 10' 5" to bay ( 4.14m max x 3.17m to bay )

Entered via a UPVC front door, UPVC double glazed bay window to front, laminate flooring, feature log burner set upon a slate hearth, low level storage cupboards each side of the fireplace, sunken spotlighting, radiator

### Kitchen / Diner

19' 4" max x 12' 4" max ( 5.89m max x 3.76m max )

Fitted with a range of matching wall and base units with contrasting worktop space and matching upstand, space for under counter fridge, space for under counter freezer, integral fridge, space for washing machine built in oven, ceramic hob, extractor hood, stainless steel sink with drainer and mixer tap, sunken spotlights, laminate floor, radiator, UPVC double glazed window to rear and side, UPVC door to rear, stairs to first floor, storage cupboard.

### First Floor Landing

Via carpeted staircase, doors offering access to bedroom one, two and family bathroom, loft hatch

### Bedroom One

11' 4" to wardrobe x 10' 6" ( 3.45m to wardrobe x 3.20m )

UPVC double glazed window to front, neutral carpet, radiator, sunken spotlighting, part mirrored wardrobe with hanging rail and shelving

### Bedroom Two

10' 6" x 8' 2" ( 3.20m x 2.49m )

UPVC double glazed window to rear, radiator, neutral carpet sunken spotlighting, door to airing cupboard

### Bathroom

UPVC obscure window to rear, fitted with a three piece suite comprising of low level WC with hidden cistern and dual flush, wash hand basin with chrome mixer taps and high gloss vanity unit below, bath with chrome mixer taps, electric shower and glazed screen. Heated chrome towel rail, sunken spotlighting, vinyl flooring

### External Rear

Enclosed low maintenance decked area to rear suitable for table and chairs

### External Front

Low level stone wall perfect for planting shrubs, flowers and plants. On road parking

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## Floorplan



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