



7 High Street, Cowbridge, CF71 7AD  
The Vale of Glamorgan

SUNNYSIDE  
7  
High Street

Fixed Price £450,000

## 7 High Street

From our High Street offices, walk in an easterly direction heading down and past the Town Hall (on your left hand side). A short distance beyond this, No.7 will be found on your left hand side before extending into Eastgate.

What3words: widen.bubbles.discusses

Centrally located, three bedroom, 1920's built town house of of excellent proportions including a private rear garden with useful rear leisure building.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





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Panelled entrance door to HALLWAY, original patterned tiled floor, quarter turn staircase to first floor. Open plan to a central DINING ROOM, recessed wood burning fire with timber mantel, Upvc double glazed French doors to rear covered storage space. Double opening from dining room and door from hallway to front LIVING ROOM, polished floorboards, Upvc double glazed bay window to front garden with window seat and cupboard, cast iron fireplace with marble surround, recessed low level cupboards and shelving to either side and high coved ceiling. KITCHEN, Shaker style cupboards with granite worktops with inset sink and mixer tap, Aga cooking range and extractor, built in fridge, freezer and dishwasher, double glazed French doors to rear covered storage area. UTILITY ROOM, fitted base cupboards, worktop and stainless steel sink, modern mains gas Worcester combination boiler, window and door to side and fitted cupboard. CLOAKROOM containing white low level WC. Timber framed STORE ROOM with polycarbonate roof.

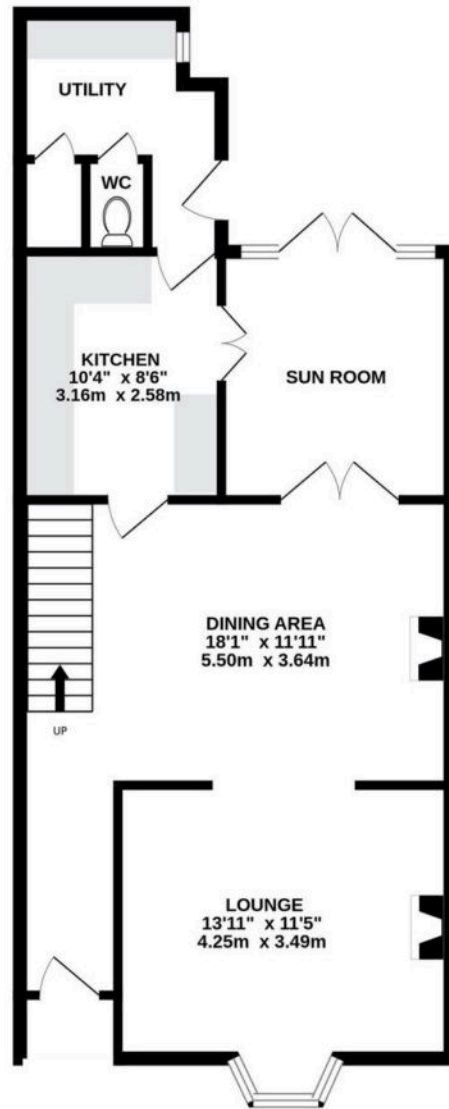
LANDING, fitted cupboard, loft hatch with retractable ladder. Double BEDROOM ONE, original fireplace, cast iron inset, tiled panels and slate surround, double glazed bay window with window seat storage overlooking front. BEDROOM TWO, decorative cast iron fireplace and double glazed window to rear garden. BEDROOM THREE, a single room with fitted carpet and Upvc double glazed window to front. Large feature BATHROOM including modern free-standing slipper bath with pillar mixer tap and shower attachment, double shower cubicle, twin wash hand basins in marble worktop with vanity cupboards below and low level WC, tiled and panelled walls, oak floor and frosted double glazed window.

Low maintenance gravelled front garden with wrought iron gate and sandstone paved path to front door. The rear garden is paved and walled with brick built tool store and to the bottom of the garden, a decked sitting area and substantial timber clad, LEISURE BUILDING combining two interconnecting rooms with timber effect flooring, independent electric heating, bi-fold doors and full length window looking back to the house. The rear garden has a gateway giving separate pedestrian access to the neighbouring garden to the rear of the property.

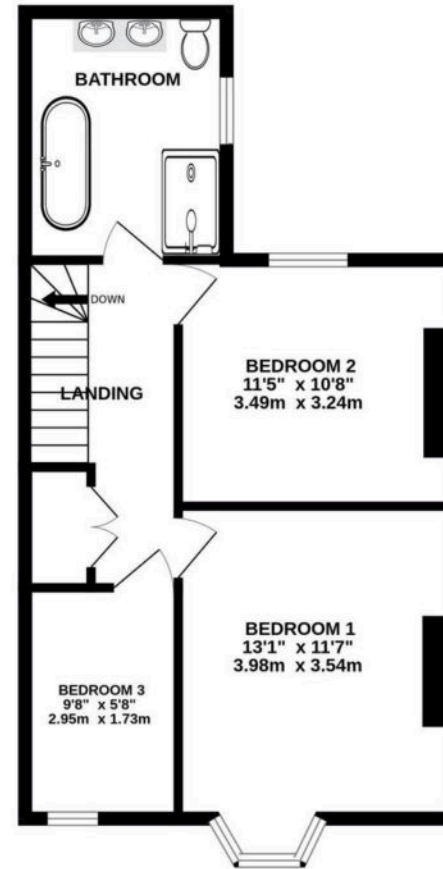
Roadside parking immediately adjacent to the property with the option of a single parking space accessed from the limes which would be free for the 1st year then available for the next 5 years at a charge of £500 per annum.

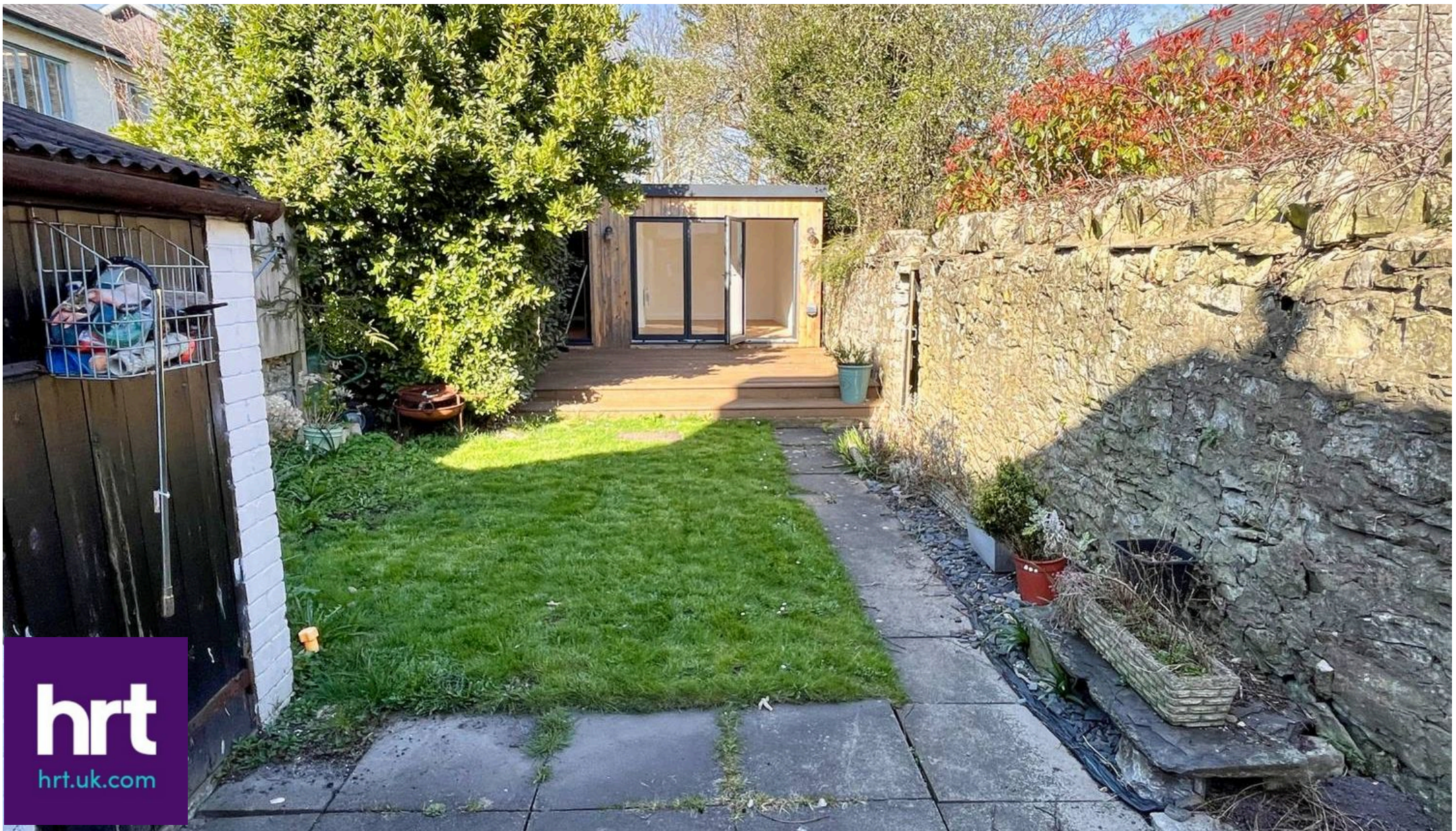


GROUND FLOOR  
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR  
505 sq.ft. (46.9 sq.m.) approx.





## Herbert R Thomas

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