





## 32 Eastgate

Cowbridge, Cowbridge

A superb opportunity to acquire a stone built period cottage in the heart of the sought after town of Cowbridge, Vale of Glamorgan. Within walking distance of local shops, amenities and well regarded schools. Cowbridge is one of the most well regarded town in Wales, with east access to Cardiff, M4 and the Heritage Coastline and beaches. 32 Eastgate briefly comprises to the ground floor; entrance hallway, sitting room, dining room, and kitchen. To the first floor are three bedrooms and a large family bathroom. Outside there is a well presented mature sunny garden to the rear with lean-to store. The property enjoys gas central heating with a combination boiler, UPVC windows and doors, potential to convert the attic to make an additional bedroom (subject to the usual consents), and no forward chain. Viewings are highly recommended to fully appreciate the central location and spacious accommodation. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



## 32 Eastgate

Cowbridge, Cowbridge

- STONE BUILT COTTAGE.
- MID TERRACED PERIOD HOME.
- 3 BEDROOMS. 2 RECEPTIONS.
- EPC D68. NO FORWARD CHAIN.
- SUNNY REAR GARDEN.
- LARGE BATHROOM.
- CENTRAL TOWN LOCATION.
- WALKING DISTANCE FROM SHOPS.





## GROUND FLOOR

### Entrance Hallway

UPVC front entrance door. Radiator. Stairs to first floor. Doors to sitting room, dining room and kitchen.

### Sitting Room

12' 5" x 11' 11" (3.79m x 3.63m)

UPVC window to front. Radiator. Fireplace.

### Dining Room

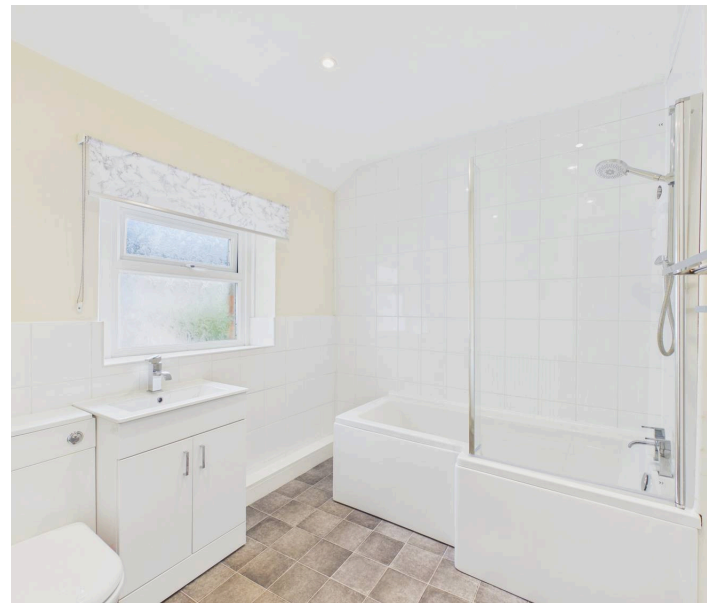
9' 5" x 10' 9" (2.87m x 3.28m)

UPVC window to rear. Radiator. Fireplace. Laminate wood effect flooring.

### Kitchen

7' 4" x 14' 10" (2.24m x 4.52m)

UPVC glazed door to rear. UPVC windows to rear. Fully fitted kitchen comprising eye level units base units with drawer and work surfaces over. Stainless steel sink with mixer tap. Space for white goods. Integrated electric hob with oven and hood. Radiator.





## FIRST FLOOR

### Landing

5' 1" x 7' 5" (1.55m x 2.26m)

Doors to bedrooms and family bathroom.

### Family Bathroom

7' 7" x 8' 10" (2.31m x 2.69m)

Radiator. Panelled bath with electric mixer shower over. Low level WC. Wash hand basin with mixer tap. UPVC opaque window to side. Down lighting, partially tiled walls.

### Bedroom 1

9' 6" x 10' 11" (2.90m x 3.33m)

UPVC window to rear. Airing cupboard with wall mounted Vaillant combination boiler providing the central heating and hot water. Radiator.

### Bedroom 2

10' 3" x 11' 11" (3.12m x 3.63m)

UPVC window to front. Radiator. Wood effect laminate flooring.

### Bedroom 3

5' 4" x 11' 11" (1.63m x 3.63m)

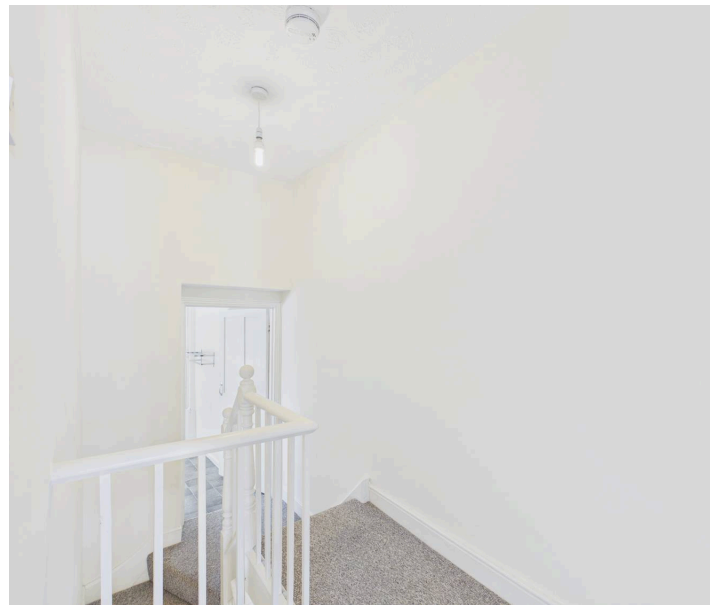
UPVC window to front. Radiator. Wood effect laminate flooring.



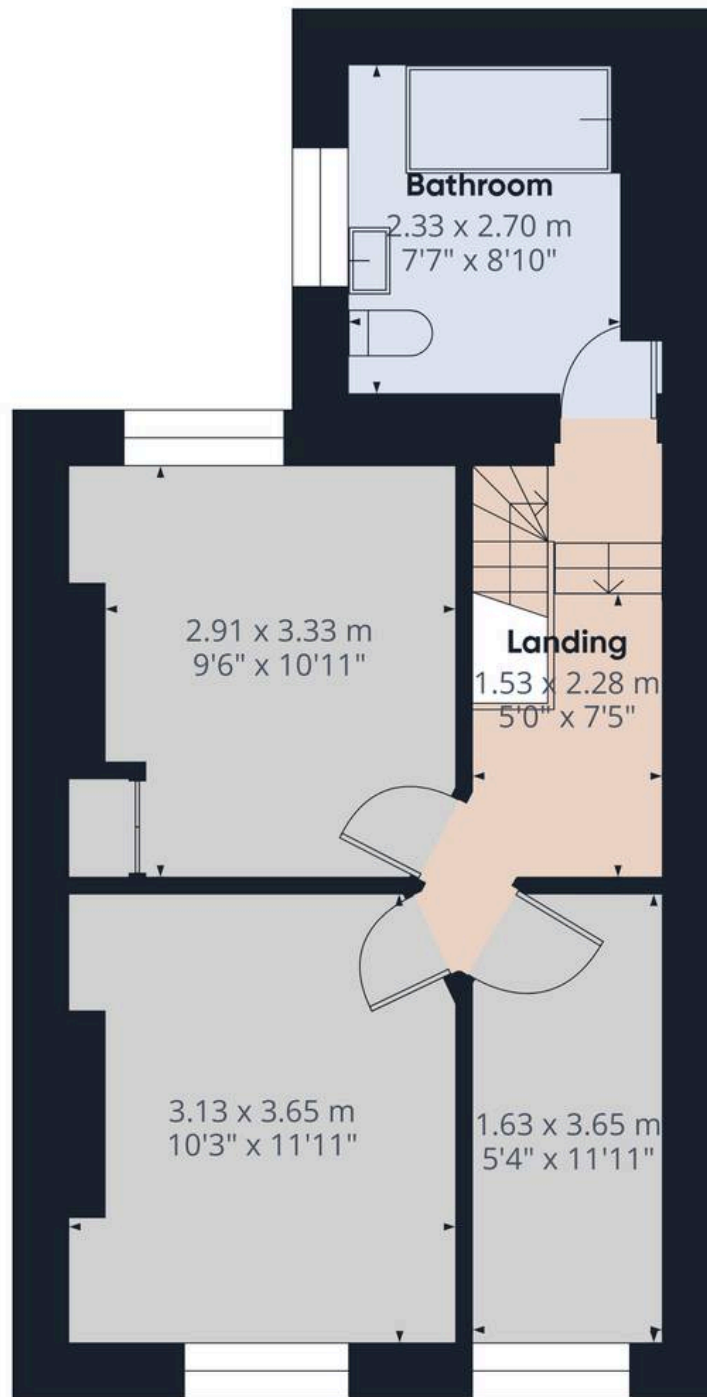


## GARDEN

Rear Garden - an enclosed sunny and private garden with stone walling, paved areas for table and chairs. Laid to lawn with mature shrubs and trees. Lean-to outbuilding used for storage (formerly a WC).







First Floor

Approximate total area<sup>(1)</sup>

38.3 m<sup>2</sup>  
413 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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