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herbert r thomas

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**100**

1926-2026

**2 Cardiff Road, Cowbridge**

Cowbridge

**£435,000 | £1,550 pcm**

## 2 Cardiff Road

### Cowbridge

Traditional three bedroom cottage in Cowbridge, close to shops and amenities, with gravel driveway and enclosed rear garden.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

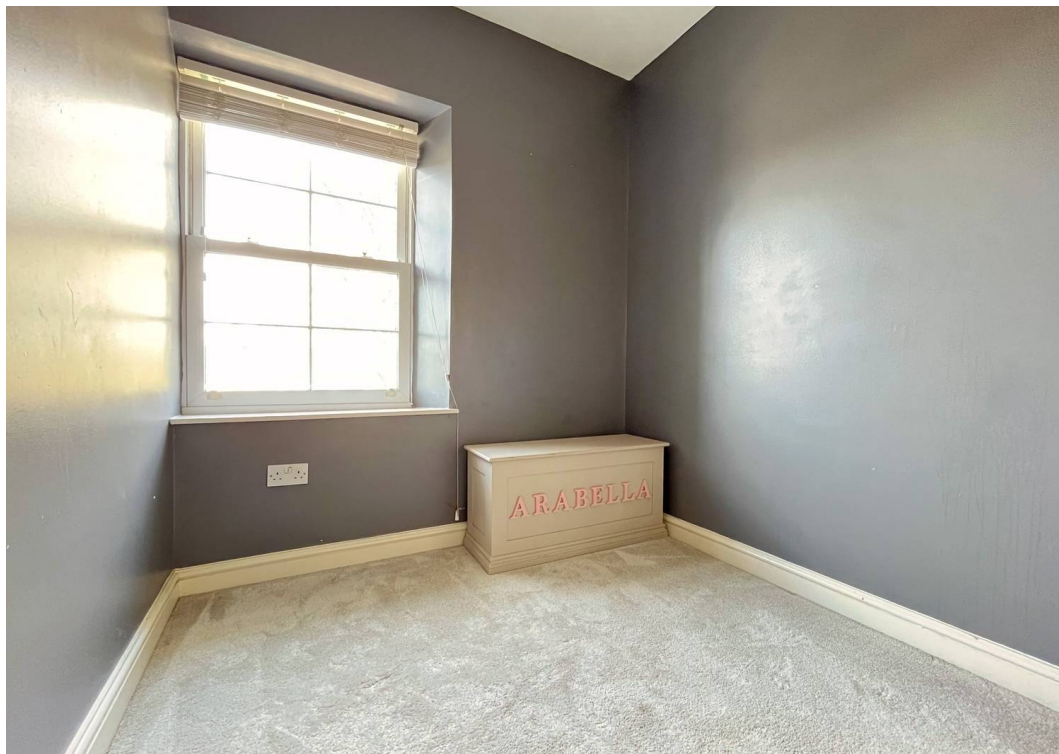


Traditionally styled front door opening to ENTRANCE HALL with timber style flooring, spotlights to ceiling and carpeted stairs rising to the first floor. The accommodations comprises; front SITTING ROOM with sash window to the front, inset wood burner flanked by low level cupboards and open shelving above, enhancing that as a focal point. There is a great flow with a wide opening to the DINING ROOM enjoying a large window taking in rear garden views and built-in storage cupboards. A recently fitted Shaker design KITCHEN with integrated appliances lies to the rear of the house with quality countertops and stylish tiled floor and access to the rear garden. A plumbed UTILITY ROOM with high level window has a separate WC to the side and vanity unit with marble sink over.

Upstairs, a spacious LANDING leads to three carpeted bedrooms. BEDROOM ONE and BEDROOM THREE are frontward facing with large sash windows drawing in natural light. BEDROOM TWO, a double in size, has a large window with rear garden views. Rounding off the accommodation is a large, modern BATHROOM suite with a rainfall walk-in double shower, panelled bath, complimenting WC and sink with vanity cupboards, airing cupboard, spotlights to ceiling and marble style tiling to floor, shower and tiled lower walls.

Outside, No.2 benefits from a rear gravelled driveway for up to two vehicles. The rear garden enjoys a southerly orientation and has been landscaped and designed with low maintenance in mind. A lower paved seating area is framed nicely by a natural stone wall with steps rising to a picket fenced top lawn with artificial grass, stylish timber fencing, garden lighting and paved pathway extending to the rear gate opening to the drive.

Mains water, drainage, gas and electricity





## Herbert R Thomas

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