



42 Eastgate

Cowbridge, CF71 7DG

£850 Per Calendar Month

HARRIS & BIRT



A one bedroom garden flat within walking distance to Cowbridge town centre with all its amenities. This property has been refurbished throughout to include new carpets and painting, a brand new shower room with walk in shower, modern fitted kitchen with oven, hob and hood and integral dishwasher and washing machine. There is a first floor double bedroom and an enclosed rear garden for the sole use of this occupier. The property further benefits from double glazing and gas central heating. £850 pcm rental and deposit of £950. Council tax band C and EPC rating E. Available immediately!

- Garden Flat
- Fitted Kitchen
- Town Centre Location
- Gas Central Heating
- One Bedroom
- Refurbished
- EPC Rating - E
- Available immediately

Ground Floor

Communal Entrance

Door to communal hallway, carpet, stairs to first floor flat, door to:

Inner Entrance

Tiled floor, under-stair cupboard, double radiator, archway to:

Kitchen/Breakfast Room 10'4"x 8'2" (3.15x 2.5)

UPVC double glazed door to rear garden, stainless steel single bowl / drainer sink unit with mixer tap, 6 wall units, 4 base units, integrated oven, hob and extractor hood, tiled floor. Stairs leading up to Bedroom.

Lounge 14'1"x 13'1" (4.28x 3.99)

UPVC double glazed window to rear, feature brick fire surround with wooden mantle, log burner, carpet, double radiator, stairs to first floor.

Bathroom

UPVC double glazed window to rear, suite comprising low level wc., pedestal wash hand basin and newly fitted shower cubicle, tiled floor and heated towel rail.

Bedroom One 13'4"x 11'2" (4.06x 3.4)

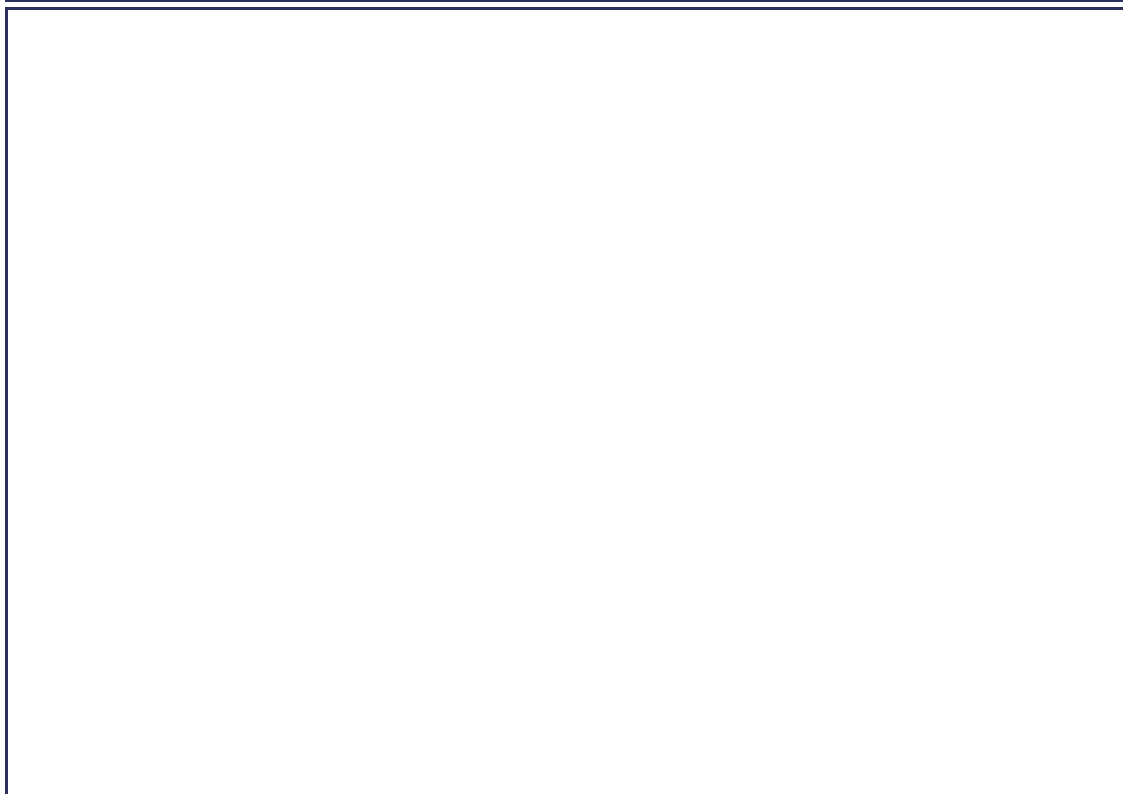
Two UPVC double glazed windows to rear, carpet, double radiator, airing cupboard housing gas boiler.

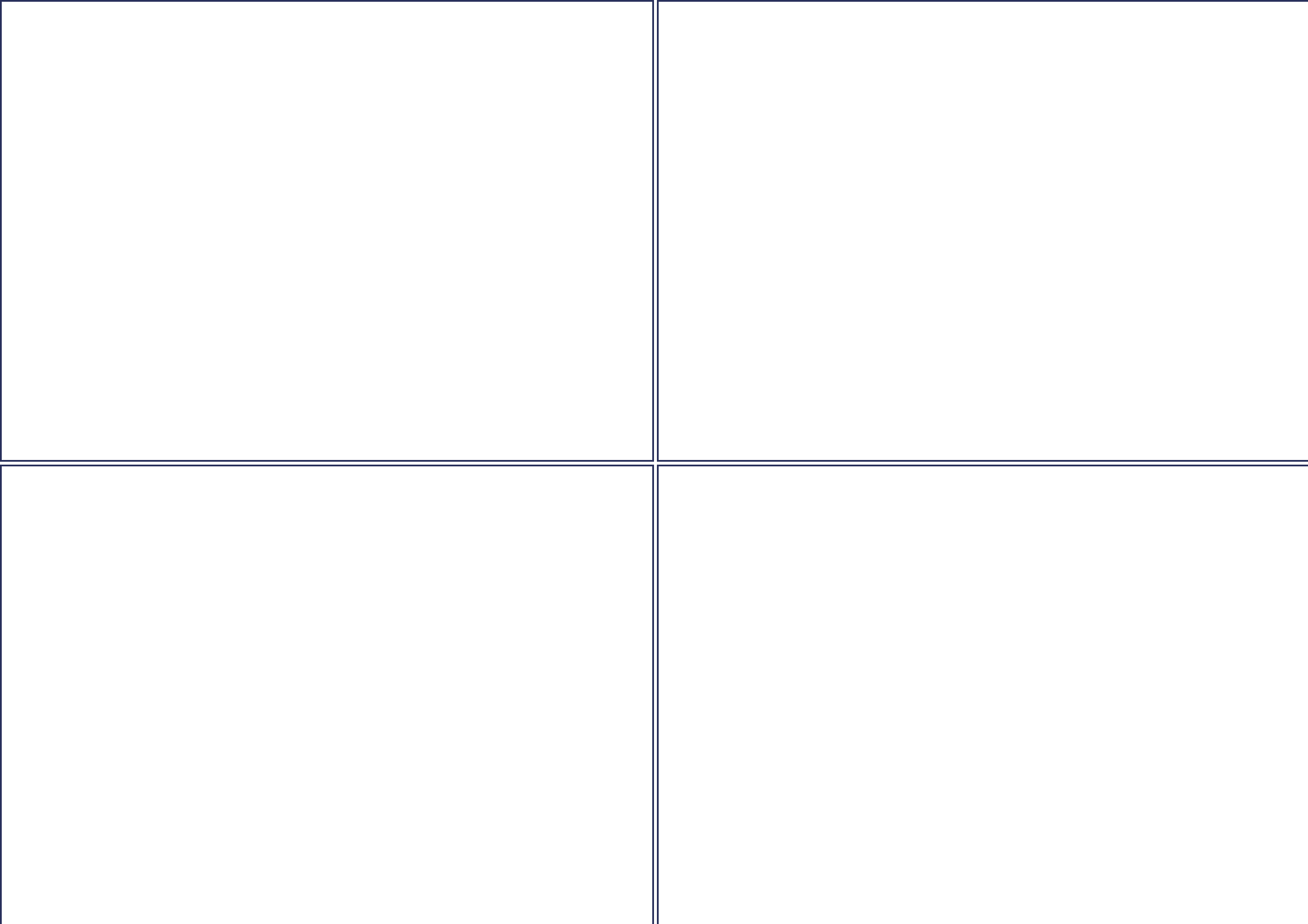
Outside

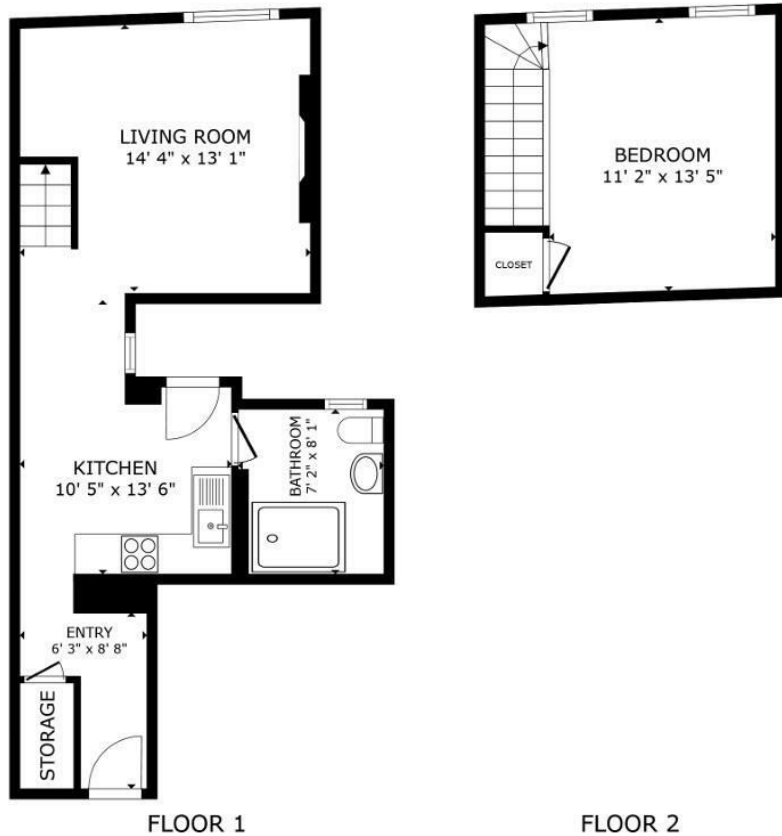
Rear

Laid to lawn with patio and log store. Rear pedestrian access.









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GROSS INTERNAL AREA
 FLOOR 1 437 sq.ft. FLOOR 2 192 sq.ft.
 TOTAL : 629 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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