



## Riverside Mews, Cowbridge High Street

**offers over £350,000**

- Three double bedrooms
- Prime location on Cowbridge High Street
- Neutrally decorated throughout & Jack and Jill Bathroom plus En-Suite
- Allocated Parking and enclosed courtyard
- No onward chain
- EPC Rating: C



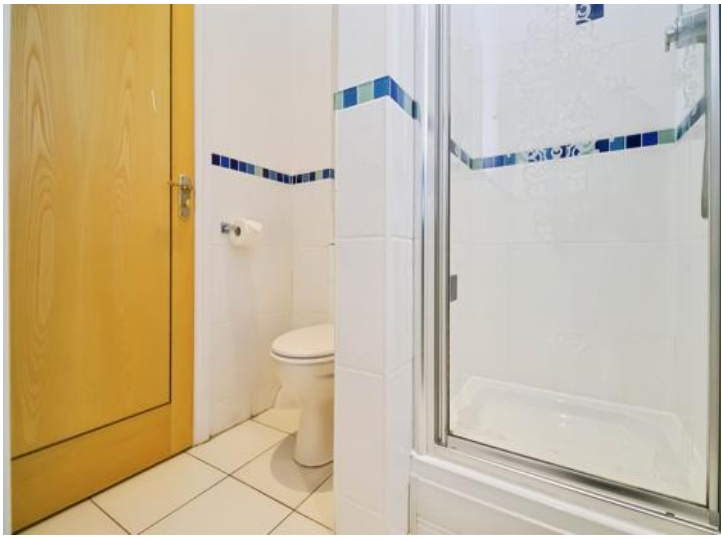
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## About the property

With allocated parking and an unbeatable location providing direct access onto Cowbridge High Street, this well presented three-bedroom property offers the perfect blend of convenience, comfort, and lifestyle. Allocated parking and no chain!





## Hallway

Entered via wooden door with glazed panels, storage cupboard, doors to dining room, kitchen/breakfast room, WC. Stairs to first floor, carpeted.

## Cloakroom

Push button WC, Pedestal wash hand basin, tiled floor, partially tiled walls, extractor fan.

## Dining Room

11' 9" x 8' 11" ( 3.58m x 2.72m )  
Window to front, carpeted.

## Kitchen/Breakfast Room

15' 8" x 11' 9" ( 4.78m x 3.58m )  
Units to base and wall height, Granite worktop inset with stainless steel sink, integrated oven and grill, fridge/freezer, washing machine and dishwasher. Wine racks, tiled splashbacks, tiled flooring. Space for dining table and chairs, doors opening onto garden area, window overlooking garden area.

## First Floor Landing

Doors leading to bedroom and living room, stairs to the second floor, window to front.

## Living Room

15' 8" x 7' 2" ( 4.78m x 2.18m )  
Glazed sliding door leading out to small balcony, window to side, carpeted.

## Bedroom One

10' 6" x 8' 10" ( 3.20m x 2.69m )  
Window to front, door to ensuite, recessed wardrobe, carpeted.

## Ensuite

Shower cubicle, push button WC, vanity wash hand basin unit, partially tiled walls, tiled flooring. Extractor.



## Second Floor Landing

Carpeted, doors to 2 bedrooms, access to loft space.

## Bedroom Two

13' 8" x 9' 9" ( 4.17m x 2.97m )  
Windows to front and side, cupboard housing boiler, recessed wardrobe, carpeted, door to Jack and Jill bathroom.

## Bathroom

Bath with shower over and tiled surround, push button WC, wash hand basin vanity unit, partially tiled walls, tiled floor, extractor fan.

## Bedroom Three

13' 8" x 13' 7" ( 4.17m x 4.14m )  
Windows to front, recessed wardrobe, carpeted, door to Jack and Jill bathroom.

## Front Garden

Small Courtyard

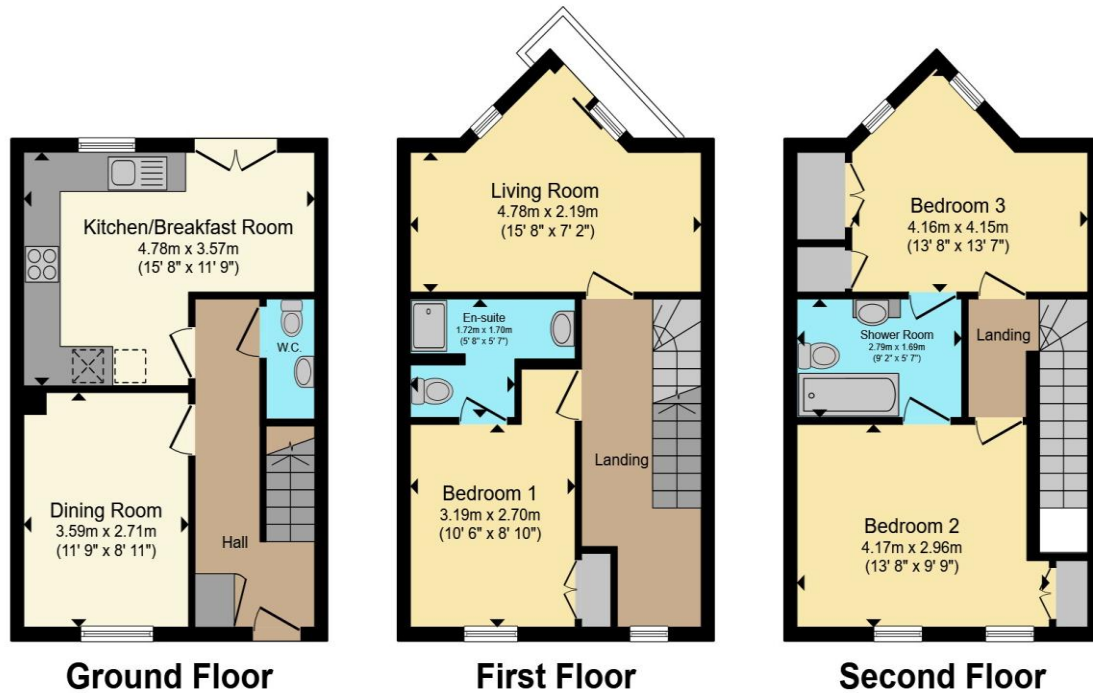
## Rear Garden

Courtyard garden laid to patio with low level wall and fence to boundaries, gate for access to the car park.

## Parking

One Allocated Parking Space

## Floorplan



Total floor area 107.6 m<sup>2</sup> (1,158 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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