



hrt
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2 Augusta Court, North Road, Cowbridge

Vale of Glamorgan

£835,000

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2 Augusta Court

Impressive four-bedroom stone-fronted townhouse, built circa 2017, offering spacious modern living in a quiet setting a short level walk from Cowbridge High Street and amenities.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Attractive stone-fronted modern townhouse
- Four bedrooms
- Spacious living room with wood-burning stove. Separate study
- Rear sitting room opening to the garden
- Contemporary open-plan kitchen/breakfast room
- Utility room
- Principal bedroom with en-suite shower room
- Enclosed rear garden
- Single garage with electric up-and-over door, private parking space
- Quiet yet highly convenient location within walking distance of Cowbridge High Street



A traditional timber-panelled entrance door opens into a welcoming central **HALLWAY** featuring an oak floor, recessed lighting and a quarter-turn staircase with oak handrail rising to the first floor.

The **CLOAKROOM** is fitted with a modern white low-level WC and wash hand basin, complemented by tiled lower walls, oak flooring and a chrome heated towel rail.

The spacious **LIVING ROOM** enjoys an attractive oak floor and a double-glazed sash window to the front elevation. A recessed wood-burning stove with carved stone surround and slate hearth provides an attractive focal point.

A separate **STUDY** overlooks the enclosed front forecourt, offering an ideal work-from-home space.

To the rear of the property is a **SITTING ROOM** with ceramic tiled flooring, rooflights and double-glazed bi-fold doors opening onto the rear garden. This room flows seamlessly into the **OPEN-PLAN KITCHEN/BREAKFAST ROOM**.

The contemporary **KITCHEN** is fitted with a range of mid-grey wall and base units beneath quartz worktops with an inset stainless steel sink. A matching central island incorporates a breakfast bar. Integrated appliances include twin ovens, fridge/freezer, dishwasher, induction hob and extractor hood. The kitchen benefits from ceramic tiled flooring and bi-fold doors opening directly onto the rear garden.

The adjoining **UTILITY ROOM** features matching base units and quartz worktops with a stainless steel sink. There is space and plumbing for a washing machine and tumble dryer, together with a wall-mounted mains gas central heating boiler. A useful understairs storage cupboard, side door and further storage complete the ground floor accommodation.

A quarter-turn staircase rises to a galleried landing with double-glazed sash window to the side elevation, loft access and an airing cupboard housing the pressurised hot water cylinder.

The **PRINCIPAL BEDROOM** is a generously proportioned double room with sash window to the front elevation and access to a spacious **EN-SUITE SHOWER ROOM**. The en-suite is fully tiled and fitted with a large shower enclosure, wash hand basin, low-level WC, chrome heated towel rail, wall mirror and frosted sash window.

BEDROOM TWO is a generous double room with double-glazed French doors opening onto a glazed Juliet balcony.

BEDROOM THREE a double sized room is currently utilised as a dressing room and features twin sash windows to the front elevation.

BEDROOM FOUR is a comfortable single bedroom with double-glazed window overlooking the rear garden.

The **FAMILY BATHROOM** is appointed with a modern white suite comprising a double-ended bath with shower over and glazed shower screen, wash hand basin and low-level WC. The room is complemented by ceramic tiled flooring, fitted wall mirror and frosted sash window.

To the front of the property is an attractive stone-walled forecourt with decorative gravel, wrought iron gate and pathway leading to the entrance door.

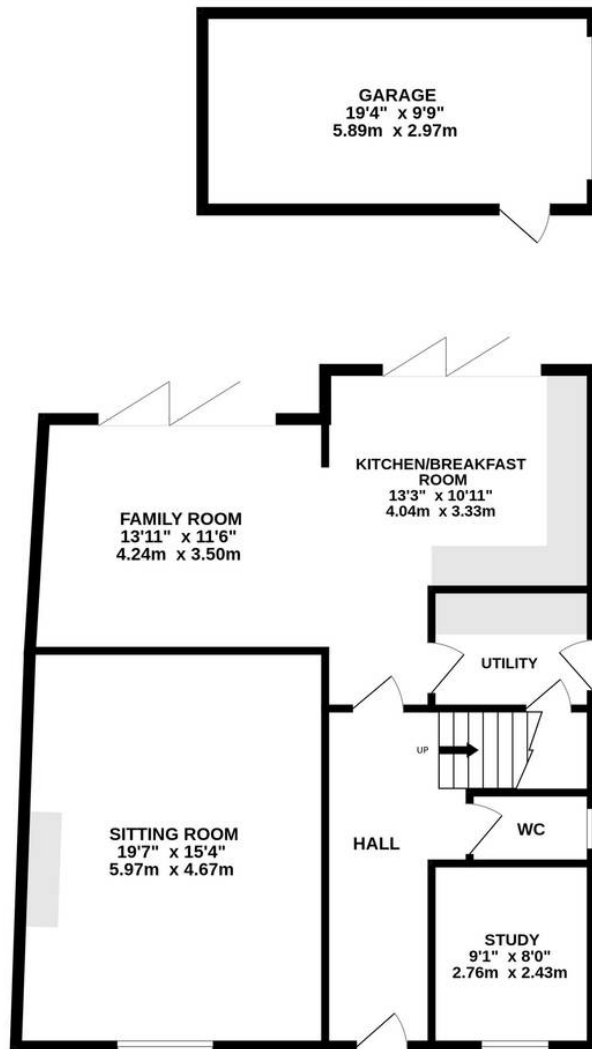
The enclosed rear garden enjoys a shaped lawn and paved seating terrace, ideal for outdoor entertaining. External lighting and power are provided.

The garden offers direct access to the **SINGLE GARAGE**, which benefits from an electric up-and-over door, running water and a porcelain sink in front of the garage is a private parking space.

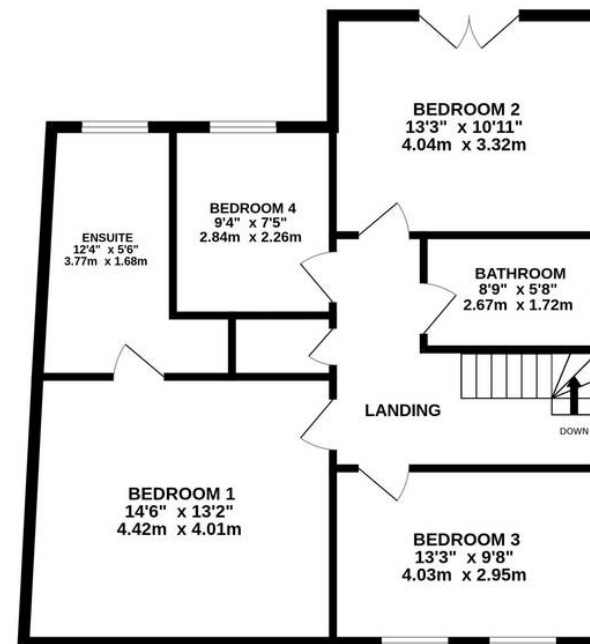




GROUND FLOOR
1088 sq.ft. (101.1 sq.m.) approx.



1ST FLOOR
785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA : 1873 sq.ft. (174.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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