



**hrt**  
herbert r thomas

**36 Borough Close, Cowbridge**

Cowbridge

**£399,999**

# 36 Borough Close

Cowbridge, Cowbridge

From our Cowbridge office walk in an Easterly direction, over the river, and take the right hand turn into The Limes. Follow the road around to the left and take the next right hand turn into Borough Close where No. 36 can be found on your right hand side.

Traditional semi-detached, three bedroom house in a quiet, yet central location with considerable potential (subject to planning permission) to extend and improve.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





## 36 Borough Close

Cowbridge, Cowbridge

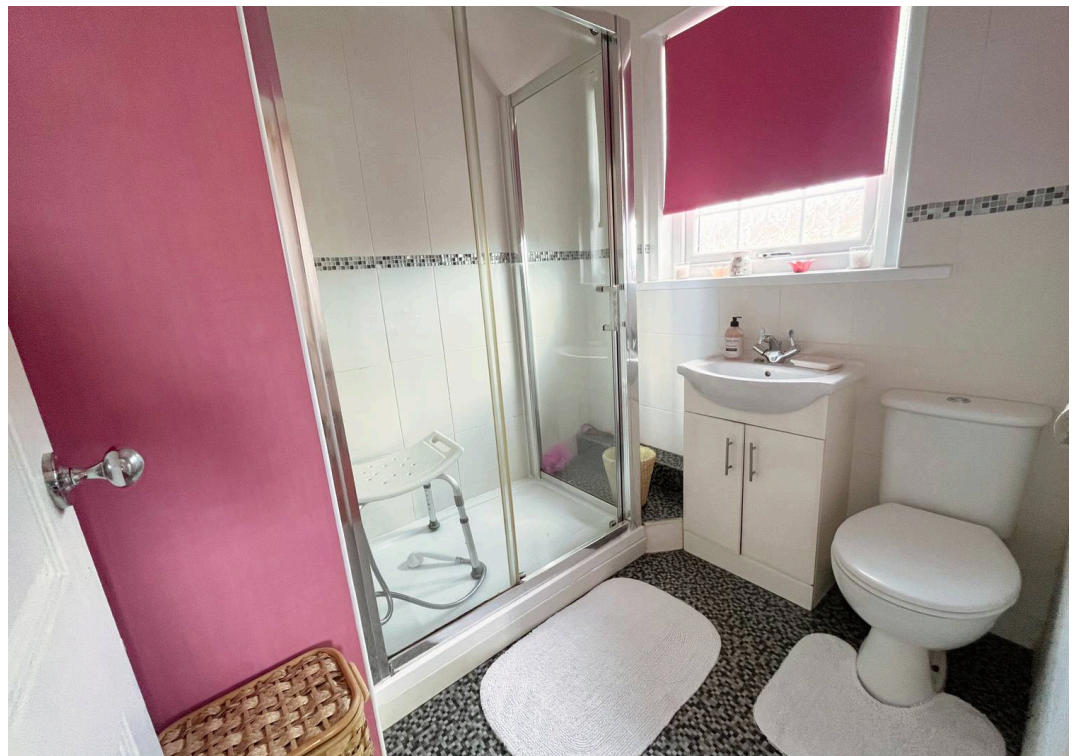
Traditional semi-detached, three bedroom house in a quiet, yet central location with considerable potential (subject to planning permission) to extend.

Traditionally styled composite double glazed entrance door to HALLWAY, spindled staircase to first floor, double glazed window to side, and corner cupboard. Front LOUNGE, double glazed window to front elevation, gas fire on a marble hearth and fitted wall lights with parquet flooring. KITCHEN, range of new base cupboards with wood effect work surface, stylish black sink and mixer tap cooker, laminate wood effect floor and double glazed window to rear garden, understairs cupboard. The open plan kitchen DINING ROOM, double glazed French doors to rear garden. Large UTILITY ROOM with doors to front and rear, fitted cupboards, worktops and space and plumbing for washing machine and tumble dryer. CLOAKROOM, white low level WC, fully tiled to floor and walls, frosted double glazed window.

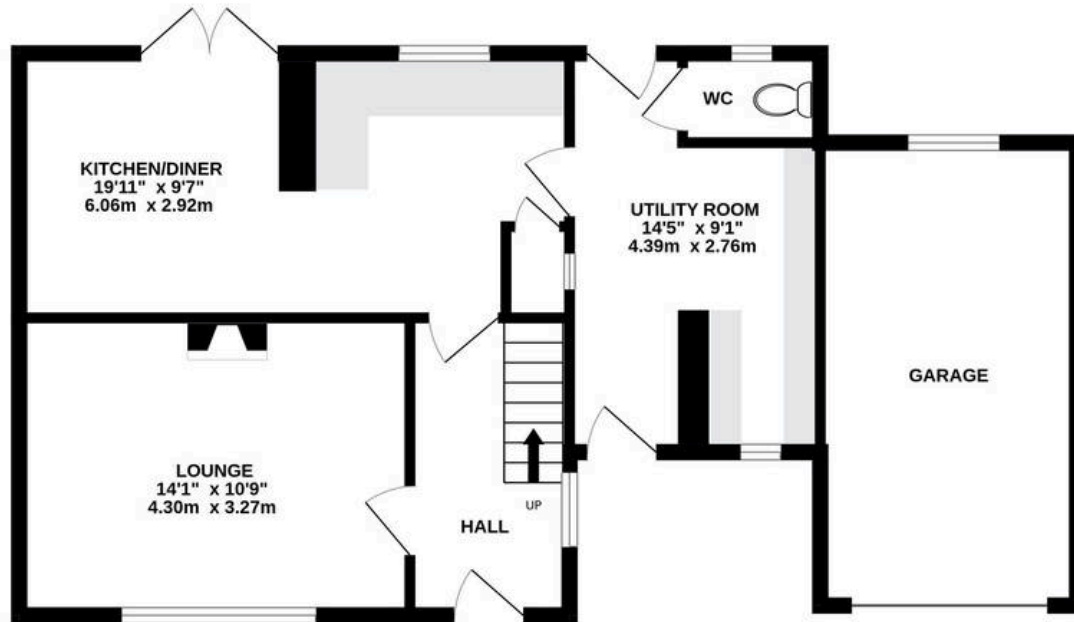
LANDING, loft hatch and window to side elevation. BEDROOM ONE, double glazed window to rear garden, built-in cupboard containing Vaillant mains gas combination boiler. Double BEDROOM TWO with aspect to front. BEDROOM THREE, L shaped with built-in cupboard over stairs and additional fitted wardrobes, loft hatch and double glazed window to front elevation. The bathroom has been adapted as a SHOWER ROOM, white suite including low level WC, wash hand basin with vanity cupboard and fully tiled shower cubicle with electric shower attachment, glazed entry door and frosted double glazed window.

Lawned front garden with shrubbery and stepped path to hallway and utility room doors. Double gates lead to a concrete driveway providing parking and access to a single garage with up and over door.

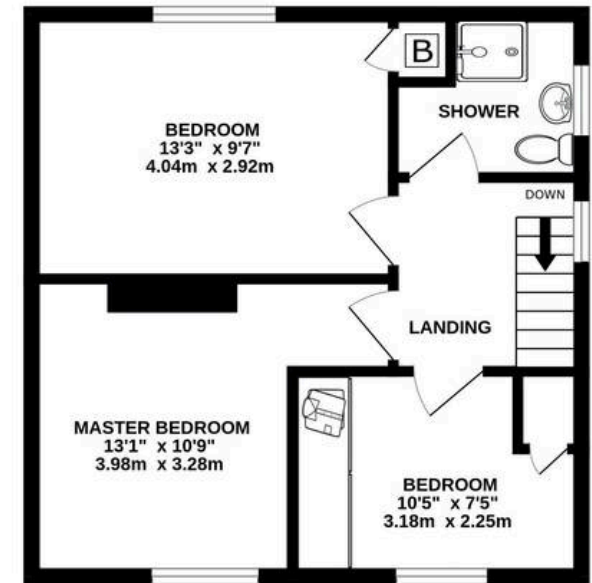
The rear garden has a westerly aspect with large paved and gravelled sitting areas.



GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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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## Herbert R Thomas

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