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herbert r thomas

31 Druids Green
Cowbridge, The Vale Of
Glamorgan, CF71 7BP

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31 Druids Green

Asking price **£280,000**

Exceptionally well located three bedroom link house with garage in a quiet cul-de-sac position with excellent access to Cowbridge Town Centre and amenities.

Mid link 3 bed house in a quiet cul-de-sac position

Entrance hall, living room, dining room open plan to kitchen, rear hall and ground floor shower room

Landing, 3 first floor bedrooms and bathroom

Paved and lawned gardens front and rear

Rear lane access to single garage

Excellent location with easy access to High Street and town centre



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Part glazed entrance door to HALLWAY (5'3" x 3'6") wall mounted mains gas central heating boiler and meter cupboard, pitched ceiling and door to LIVING ROOM (17' x 12'2") double glazed window to front elevation, brick faced chimney breast with inset fireplace, staircase to first floor with under stairs cupboard, double doors to DINING ROOM (8'1" x 10'9") double glazed french doors to rear courtyard, open plan to KITCHEN (8'10" x 11'2") range of timber effect fitted base and wall

cupboards, roll top work surface, stainless steel sink and drainer, integrated single oven, gas hob and extractor with spaces for fridge/freezer and washing machine, timber effect floor, small paned glazed door to rear HALLWAY with doors to rear courtyard and access to ground floor SHOWER ROOM (5'8" x 5'8") containing white low level WC, wash hand basin, shower cubicle with electric shower attachment, fully tiled to walls, frosted double glazed window.

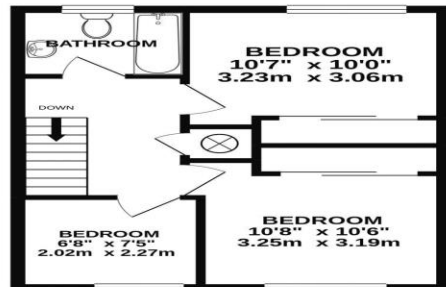
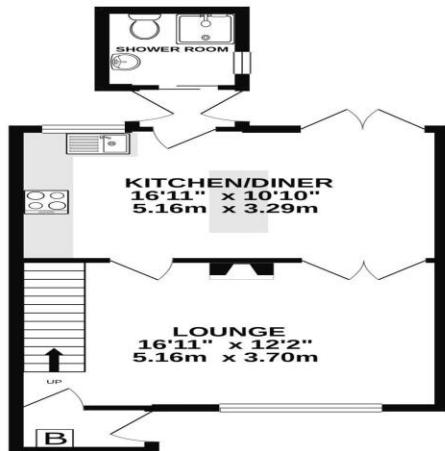
Staircase from living room to L shaped LANDING with loft hatch and door to airing cupboard, foam lagged tank and slatted shelving, doors off to BEDROOM 1 (9'10" x 10'1") double glazed window

to front elevation and a large built in floor to ceiling wardrobe. BEDROOM 2 (10' x 10'7") double glazed window to rear elevation, built in floor to ceiling wardrobes. BEDROOM 3 (7'6" x 6'8") single room with double glazed window to front. BATHROOM (5'10" x 5'5") coloured suite including panelled bath, pedestal basin and low level WC, frosted double glazed window to rear.

Lawned front garden, pathway to front door, paved courtyard garden to rear with raised beds and single sectional concrete GARAGE accessed from a rear lane.

GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.

1ST FLOOR
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 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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Directions

From our Cowbridge offices travel in an easterly direction up The High Street towards the traffic lights. Take the last turning left before the traffic lights. Bear left into Druids Green where No. 31 lies at the end of the road on your left hand side.

Tenure

Freehold

Services

Mains gas, electricity, water and drainage
Council Tax Band D
EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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59 High Street, Cowbridge, Vale of
Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.