



herbert r thomas

17 Primrose Close
Cowbridge
Vale Of Glamorgan
CF71 7DZ
hrt.uk.com



17 Primrose Close

Asking price **£299,950**

A newly modernised, semi-detached, two double bedroom home with double driveway and landscaped rear garden. Located in a select residential cul-de-sac a short distance from Cowbridge High Street and associated amenities.

Recently modernised with a stylish finish throughout.

Ground Floor - Entrance hall, living room, kitchen/diner.

First Floor - Two double bedrooms and bathroom.

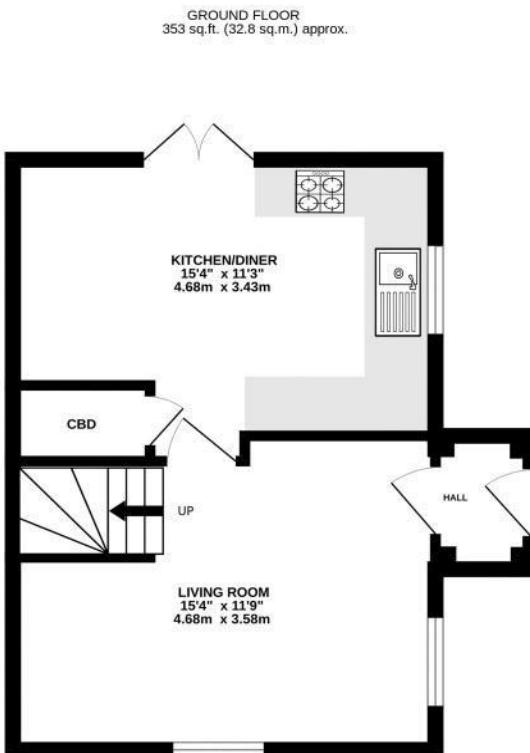
Side by side double driveway to the front .

Fully landscaped rear garden with grass lawn and decked terrace offering a private feel.

Positioned in a quiet yet connected location with the amenities of Cowbridge town centre close by.



Part glazed front door opens to an ENTRANCE HALL with timber style flooring and light over. A dual aspect front SITTING ROOM is a bright and sociable space with a continuation of the timber style flooring and newly carpeted stairs rising to the first floor. Door to the rear KITCHEN/ DINER with a 'U' shaped run of modern wall and base mounted units, laminate countertop over and tiled flooring. Appliances to remain include an electric oven with gas hob over, dishwasher, washer/dryer and fridge.

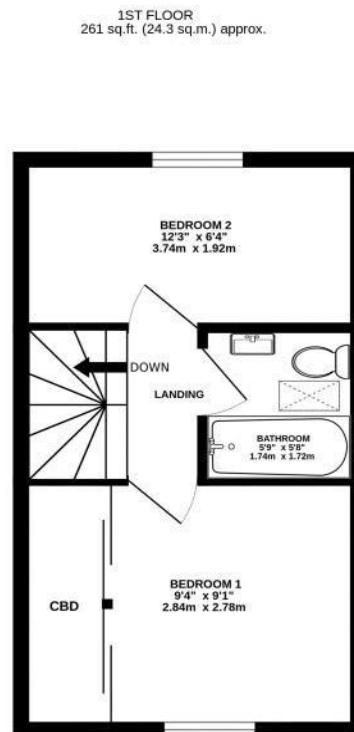


French doors open directly to the rear garden linking the space well.

Upstairs offers two double bedrooms with a central bathroom to be used by both. To the front lies BEDROOM ONE, a generous double with fitted carpet, ceiling light and an integrated triple wardrobe with sliding mirrored doors. BEDROOM TWO is located to the rear enjoying elevated garden views, with fitted carpet and ceiling light. A modern, recently fitted

BATHROOM rounds off the accommodation, comprising a tiled floor, three piece suite with panel bath, shower over, modern WC and sink with vanity storage under. In addition a Velux window draws in natural light in from the ceiling.

Outside, a wide double driveway allows two vehicles to be parked side by side. Gated access opens to the rear garden. The rear garden has been thoughtfully landscaped in recent months with a laid grass lawn and sweeping decked terrace, ideal for entertaining.





Directions

From our Cowbridge office travel in a easterly up the High Street, at the traffic lights turn right on to the St Athan Road and turn first left onto Hillside Drive then first left again into Primrose Close where No.17 will be on your right hand side as indicated by our 'For Sale' board.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity

Council Tax Band E

EPC Rating C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Viewing strictly by appointment through Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

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

hrt Est. 1926



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.