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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.

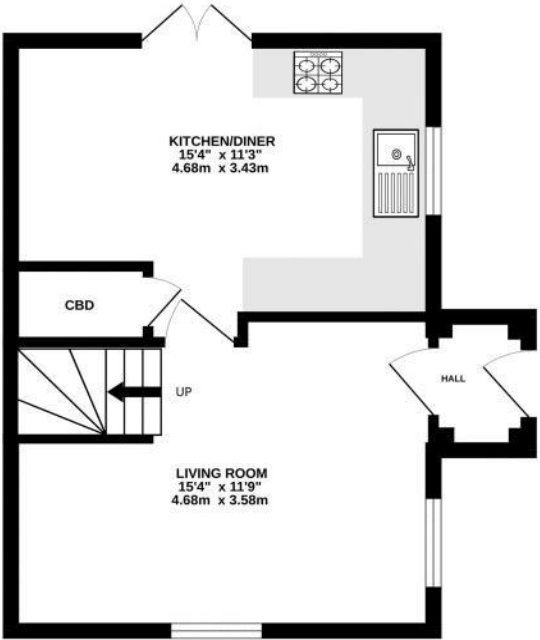
French doors open directly to the rear garden linking the space well.

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

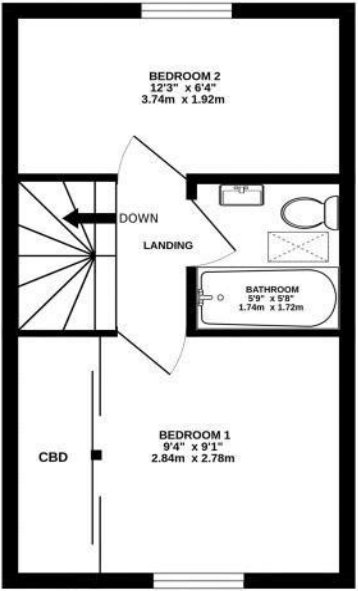
BATHROOM rounds off the accommodation, comprising a tiled floor, three piece suite with panel bath, shower over, modern WC and sink with vanity storage under. In addition a Velux window draws in natural light in from the ceiling.

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.

GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 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 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

Viewing strictly by
appointment through
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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 | | 87 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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