



hrt

herbert r thomas

27a Millfield Drive

Cowbridge

The Vale Of Glamorgan

CF71 7BR

hrt.uk.com

27a Millfield Drive

Asking price **£175,000**

A one double bedroom, first floor apartment in need of some upgrading, located within a popular residential cul-de-sac within Cowbridge Town Centre. Benefitting from allocated driveway parking fringed by lawn and an enclosed rear garden.

First floor apartment with communal ground floor lobby

Accommodation comprises one double bedroom, kitchen, living/dining room and bathroom

Attic storage

Close to all amenities of Cowbridge High Street

Allocated driveway parking for one

Landscaped front and rear gardens with quality shed to remain

Sold with no onward chain



A shared ground floor lobby leads via an Internal door to a staircase rising to 27a.

An 'L' shaped carpeted HALLWAY/ LANDING with a large window over stairwell draws in an abundance of natural light with attic hatch accessible. The accommodation continues into the front LIVING/ DINING ROOM with fitted carpet and views to the front garden. A Shaker style galley style KITCHEN with timber

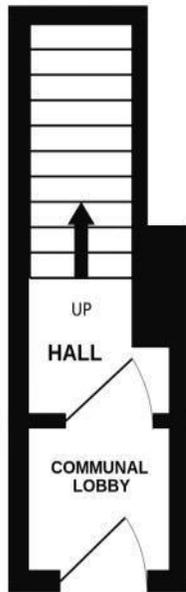
fronted base and wall cupboards with complimenting oak block countertops over. Appliances to remain include an inset sink, oven, ceramic hob and extractor over with a window to the front elevation. A modern wall-mounted mains gas boiler is accessible with a store cupboard beyond.

Double BEDROOM ONE lies to the rear of the property with fitted carpet, pendant ceiling

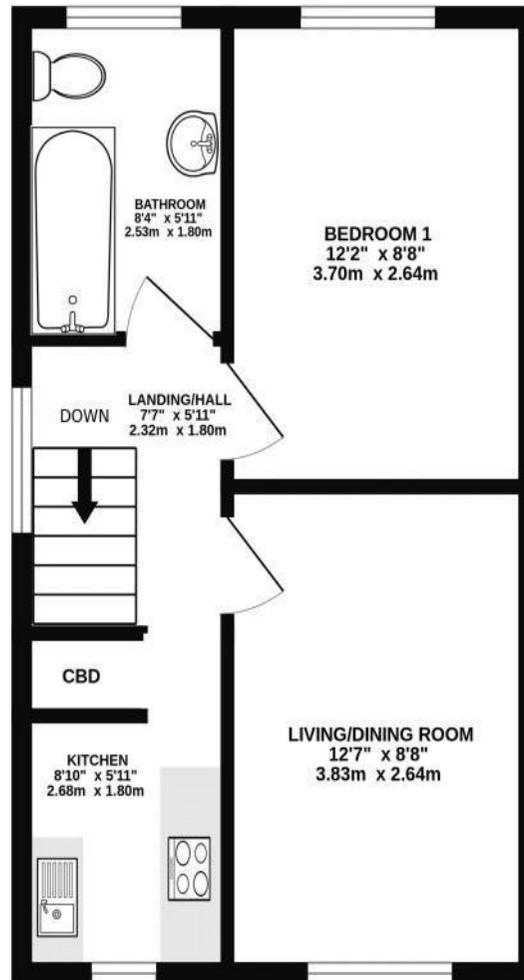
light and enjoys elevated garden views. BATHROOM, three piece avocado colour suite comprises a panelled bath with shower over, pedestal sink opposite and WC with low level tiled walls and frosted window to the rear.

Outside, there is allocated parking for one to the front fringed by a well-kept grass lawn. Beyond lies an enclosed rear garden (for the sole use and owned by the apartment). In addition, a gravelled sitting area and a substantial timber framed shed to remain.

GROUND FLOOR
57 sq.ft. (5.3 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 416 sq.ft. (38.7 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 an Easterly direction and take the left hand turning just before reaching the traffic lights into Druids Green. Take the first right hand turning into Millfield Drive and follow this road all the way to the left bend where No.27a will be on your left hand side straight after the bend, as indicated by our 'For Sale' board.

Tenure

Leasehold

Leasehold with a share of freehold (plus 25% of the block freehold interest)

Recently renewed lease term of 250 years

Management company 'Millfield Four Ltd'

Ground rent £30pa

Services

Mains water, drainage, gas and electricity

Council Tax Band C

EPC Rating C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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