



hrt
herbert r thomas
hrt.uk.com

Norand House
Town Mill Road
Cowbridge, The Vale of
Glamorgan, CF71 7BE

Norand House

Offers in the Region Of £850,000

Highly sought after central location. Generous, executive, detached 4 bedroom modern home in a rarely available private cul-de-sac enjoying particularly convenient access to the amenities of Cowbridge Centre and High Street.

Large modern detached family home in a wonderful central location

Entrance Hall and Cloakroom, large Living Room, separate Dining Room and Study, modern well equipped Kitchen/Breakfast Room and Utility Room

Landing, 4 Double Bedrooms, Family Bathroom and 2 En-Suite Shower Rooms

Private Cul-de-Sac position

Excellent Parking and Double Garage

Lawned south west facing rear garden

Exceptionally convenient level walking access to Cowbridge High Street





Highly sought after central location Generous, executive, detached 4 bedroom modern home in a rarely available private cul-de-sac enjoying particularly convenient access to the amenities of Cowbridge Centre and High Street.

Open fronted covered entrance with oak door and matching side panels to HALLWAY (14' x 12'3") ceramic tiled floor, traditional spindle staircase to first floor with under stairs cupboard. CLOAKROOM (4'7" x 4'6") tiled floor and lower walls, white pedestal wash hand basin and low level WC, frosted double glazed window to front elevation. Bevel glazed double doors from hallway to LIVING ROOM (28'6" into bay x 12'10") through room with UPVC double glazed sash bay to front elevation and french doors to rear garden, electric fire with carved stone surround. DINING ROOM (13'8" x 10'10") double glazed french doors and windows to rear garden. STUDY (11' X 8') with double glazed window to front garden. Modern KITCHEN/BREAKFAST ROOM

(11' x 16' min 22'2" max) range of white high gloss fitted base and wall cupboards with quartz worktops and inset one and a half bowl sink, integrated appliances include AEG twin ovens and microwave, induction hob and extractor, fridge/freezer and dishwasher, fitted wine chiller, ceramic tiled floor and windows to side and rear elevations. Room for breakfast table. UTILITY ROOM (7'8" x 5'7") matching white base and wall cupboards, worktop with matching splashback and stainless steel sink and drainer, space and plumbing for washing machine and tumble drier, concealed "Ideal" mains gas central heating boiler, double glazed door to side path.

U shaped LANDING with loft hatch and door to airing cupboard with pressurised hot water cylinder. BEDROOM 1 (14'9" x 13') double glazed sash windows, built in wardrobes and large storage cupboard with door to EN SUITE SHOWER ROOM (8'5" x 7'10") fully tiled to floor and walls, white low level WC and wall hung

wash hand basin, glazed shower cubicle with thermostat controlled shower, chrome heated towel rail and frosted double glazed window. BEDROOM 2 (11'1" x 12'1") built in double wardrobes and double glazed window overlooking south west facing rear garden. Door to EN SUITE SHOWER ROOM (7'6" x 4'9") fully tiled to floor and walls, large shower cubicle with glazed entry door and thermostat controlled shower, low level WC, wash hand basin, chrome heated towel rail and frosted double glazed window to side elevation. BEDROOM 3 (11'3" x 13') Twin built in wardrobes and double glazed window to rear elevation. BEDROOM 4 (11'8" x 8'3") with aspect to rear. FAMILY BATHROOM (10'5" x 7'7") panelled bath with mixer tap, shower over and glazed shower screen, low level WC and wash hand basin, fully tiled to floor and walls, chrome heated towel rail and frosted double glazed window to front.

'Norand House' enjoys an exceptional position and is approached off a private secluded cul-de-sac which is accessed off Town Mill Road, with tarmac parking and access to detached DOUBLE GARAGE (20'6" x 17'4") twin up and over doors, power and light.

The front garden has been gravelled for easy maintenance, but could be lawned or paved over for additional parking. Gated side path to lawned and paved South West facing rear garden.





Directions

From Cowbridge High Street, turn alongside the Duke of Wellington Public House, down Church Street, under the stone arch. Take the second turning left (immediately after the park) where Norand House is on the right hand side.

Tenure

Freehold

Services

Mains gas, electricity, water, drainage

Council Tax Band H

EPC Rating B

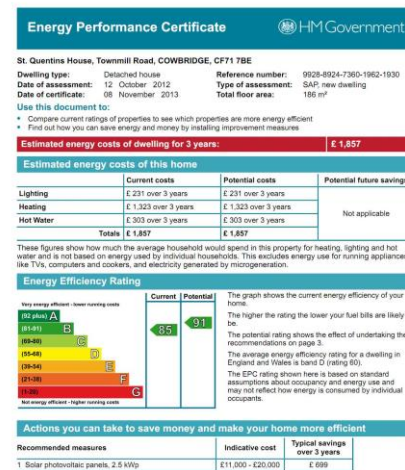
Viewing strictly by appointment through Herbert R Thomas

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 **RICS**



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.

