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herbert r thomas

23 Court Close  
Aberthin, Cowbridge, Vale  
of Glamorgan, CF71 7EH

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## 23 Court Close

Asking price **£500,000**

Attractively presented modern detached 4 bedroomed family house well located with views over shared communal area to front and fields to rear. Walking distance of Cowbridge.

Spacious Detached 4 Bedroom Modern Family Home in a quiet cul-de-sac position with rural views to rear

Entrance Hall and Cloakroom, Living Room and Study, Kitchen open plan to Dining/Sitting Room, separate Utility Room

Landing, 4 Bedrooms, Dressing Room, En Suite Shower Room and Family Bathroom

Generous parking and Single Garage

Private Lawned and Paved Rear Garden

Village Centre includes 2 public house/restaurants

Access to Stalling Down Commons

Walking distance of Cowbridge and amenities

Walking distance to highly regarded Cowbridge Comprehensive School





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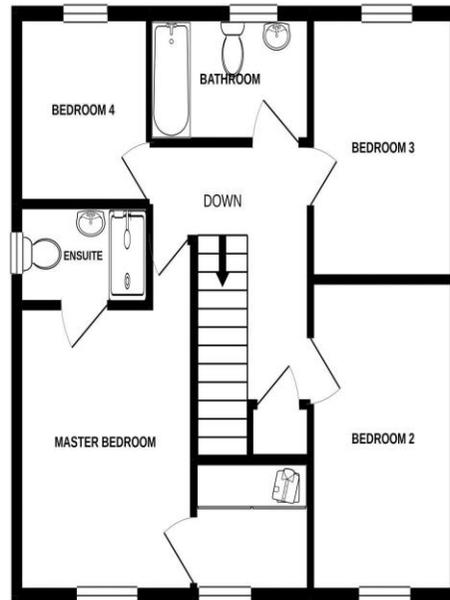
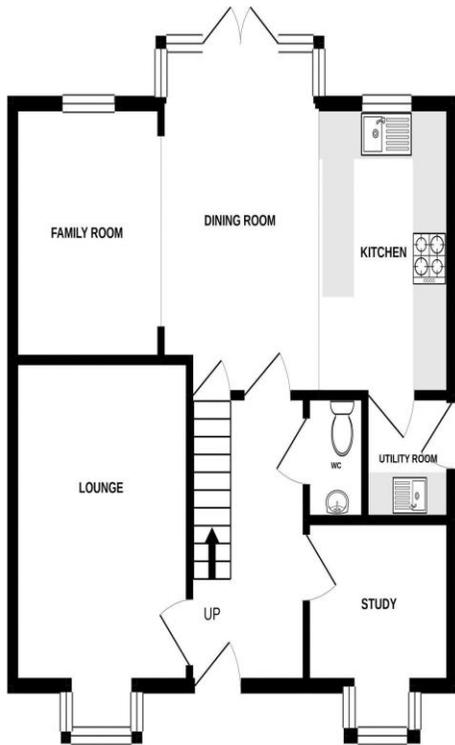
Walking distance of Cowbridge Canopy entrance to HALLWAY (12'2" x 6'7") timber effect floor, high smooth plastered ceiling with recess lighting, traditional spindled staircase with hardwood rail, door to CLOAKROOM (5'4" x 2'10") matching timber effect floor, white low level WC, pedestal wash hand basin and fitted wall mirror. LIVING ROOM (14'11" x 11'4") UPVC double glazed bay window to front overlooking attractive shared green, fitted carpet. STUDY (9'2" x 7'10" into bay) fitted carpet, pendant light and double glazed bay window to front elevation, large DINING/SITTING ROOM (18'6" x 14' max) contemporary timber effect flooring,

double glazed windows and french doors to rear garden, high ceiling with recess lighting, open plan to KITCHEN (9'2" x 10'8") fitted base and wall cupboards in a grey finish with timber effect roll top work surface and breakfast bar, inset stainless steel one and a half bowl, sink and drainer, integrated neff double oven, ceramic hob, extractor, dishwasher, fridge and freezer, pendant lighting and double glazed window to private rear garden. UTILITY ROOM (6' x 5'4") matching base and wall cupboards, timber effect work surface and stainless steel sink and drainer, concealed Ideal Logic combination gas boiler, space and plumbing for washing machine and tumble drier, door to driveway.

L shaped LANDING, loft hatch, fitted carpet, storage cupboard and doors to BEDROOM 1 (11'6" x 13'11" max) generous double room with

fitted carpet, double glazed window to front elevation, door to DRESSING ROOM with mirror door built in wardrobes and double glazed window to front elevation. EN SUITE SHOWER ROOM (3'10" x 7'10") large shower cubicle with glazed entry door and mains shower attachment, pedestal wash hand basin and low level WC, fully tiled to floor and walls, chrome heated towel rail and frosted double glazed window to side. BEDROOM 2 (12'3" x 9'3") double glazed window to front elevation and fitted carpet. BEDROOM 3 (9'3" x 10'10") fitted carpet, double glazed window to private lawned rear garden with attractive rural views beyond. BEDROOM 4 (8'1" x 10'6") fitted carpet, double glazed window to rear and FAMILY BATHROOM (7'3" x 5'6") modern white suite including panelled bath with mixer tap and hand held shower, low level WC and pedestal wash hand basin, tiled floor and lower walls, recess lighting and frosted double glazed window.

Front lawn with stepped pathway to canopied entrance, outside lighting, lengthy tarmacademed driveway allows parking for 2 cars and access to detached GARAGE (20' x 11') single up and over door, power and light, pedestrian door to garden. Rear garden is paved and lawned and enclosed by face brick walls and mixed hedging with raised shrub beds, automatic outside lighting and water tap.



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 turn left at the traffic lights. Continue along 'Aberthin Road' for approximately 1 mile. Upon reaching Aberthin, take the second right (just after The Hare and Hounds pub). Take the 4th left hand turning into 'Court Close'.

## Tenure

Freehold

## Services

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

Viewing strictly by appointment through Herbert R Thomas

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**hrt** Est. 1926 **RICS**

Energy Performance Certificate		HM Government	
23, Court Close, Aberthin, COWBRIDGE, CF71 7EH			
Dwelling type:	Detached house	Reference number:	9388-9087-7344-5658-4950
Date of assessment:	18 April 2016	Type of assessment:	SAP, new dwelling
Date of certificate:	18 April 2016	Total floor area:	123 m <sup>2</sup>
Use this document to:			
<ul style="list-style-type: none"> <li>Compare current ratings of properties to see which properties are more energy efficient</li> <li>Find out how you can save energy and money by installing improvement measures</li> </ul>			
Estimated energy costs of dwelling for 3 years:			£ 1,389
Over 3 years you could save			£ 144
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 222 over 3 years	
Heating	£ 849 over 3 years	£ 849 over 3 years	
Hot Water	£ 321 over 3 years	£ 174 over 3 years	
<b>Totals</b>	<b>£ 1,389</b>	<b>£ 1,245</b>	<b>You could save £ 144 over 3 years</b>
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.			
Energy Efficiency Rating			
Very energy efficient - lower running costs		Current	Potential
		B:4	B:3
The graph shows the current energy efficiency of your home.			
The higher the rating the lower your fuel bills are likely to be.			
The potential rating shows the effect of undertaking the recommendations on page 3.			
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).			
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.			
Very energy efficient - higher running costs			
Actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	
1. Solar water heating	£4,000 - £6,000	£ 141	
2. Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 957	

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.

