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herbert r thomas

1 Greenside,  
Cowbridge, The Vale Of  
Glamorgan, CF71 7EU

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# 1 Greenside

Asking price **£275,000**

Easy to maintain 2 Double Bedroomed modern mews house located in the popular village town of Cowbridge and within walking distance of a wide range of amenities.

Modern 2 Double Bedroomed Mews Cottage

Entrance Hall and Cloakroom, Living Room and Kitchen/Breakfast Room

Landing, 2 Double Bedrooms and Bathroom

UPVC Double Glazing and Gas Central Heating

Fitted carpets to remain

Low maintenance paved garden areas, timber storage shed, parking and open fronted garage

Walking distance to town centre and other amenities.

Within easy walking distance to local schools





End of link 2 Double Bedroomed mews house located in the popular village town of Cowbridge and within walking distance of a wide range of amenities.

UPVC double glazed wood grain effect entrance door to HALLWAY (3' x 3'10") , fitted carpet and centre light, door to CLOAKROOM (5'9" x 2'9") sage green low level WC and wash hand basin with tiled splashback, frosted double glazed window, coat hanging space. LIVING ROOM (15'1" x 13'3") fitted carpet and double glazed window to front elevation, traditional spindle staircase to first floor, gas fire with tiled hearth, surround and timber mantle, small pane glazed door to KITCHEN/BREAKFAST ROOM (15' x 9'1") a range of fitted

base, wall and tall cupboards with timber effect roll top work surfaces and tiled splashbacks, stainless steel sink, drainer and mixer tap, cooker with fitted extractor hood, washing machine and fridge, timber effect floor, room for breakfast table, window and double glazed door to side elevation.

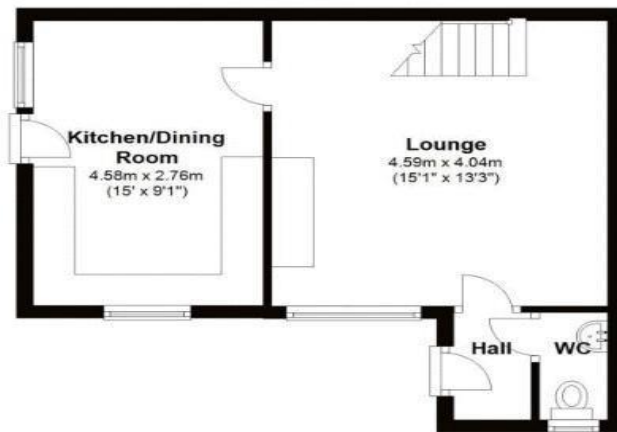
Staircase to first floor LANDING with fitted carpet, coved ceiling and doors to BEDROOM 1 (11'10" x 11'5") generous double bedroom with deep built-in double wardrobe and shelved storage cupboard, fitted carpet and double glazed window with views over Cowbridge. DOUBLE BEDROOM 2 (8'3" x 13'10") fitted carpet and double glazed window to front elevation, built in double

wardrobe. BATHROOM (6'7" x 8'2") sage coloured suite including pedestal basin, low level WC and panelled bath with mains shower and hinged shower screen over, fitted carpet and frosted double glazed window, part tiled to walls, airing cupboard containing 'Worcester' mains gas fired combination boiler.

Drop kerb to a recessed parking space (for a small car) with steps up to a paved front garden fringed by shrub and flower beds, wrought iron gate gives access past a timber framed shed to an enclosed courtyard with outside lighting. Access within the Greenside mews development where half of an open fronted garage is also in the ownership of No. 1 Greenside. GARAGE (16'4" x 7'8") (the right hand side of the first open fronted garage on your right).

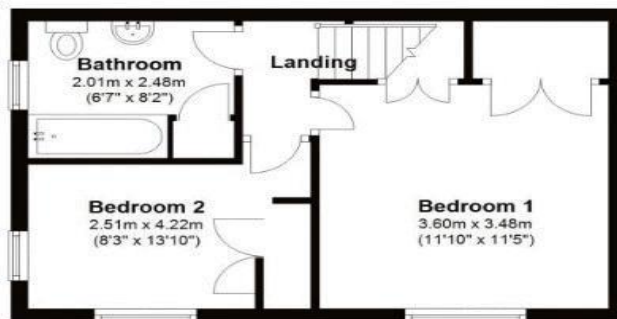
### Ground Floor

Approx. 35.0 sq. metres (376.9 sq. feet)



### First Floor

Approx. 23.7 sq. metres (255.4 sq. feet)



Total area: approx. 58.7 sq. metres (632.3 sq. feet)





## Directions

From our Cowbridge office travel in an easterly direction up The High Street to the traffic lights. Turn left onto the Aberthin Road and immediately right into Greenside. No. 1 fronts onto the Aberthin Road.

## Tenure

Freehold

## Services

Mains water, electricity, gas and drainage  
Council Tax Band E  
EPC Rating C

Viewing strictly by appointment through  
Herbert R Thomas

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**hrt** Est. 1926



## Energy rating and score

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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.