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20 Mill Park  
Cowbridge, The Vale Of  
Glamorgan, CF71 7BG



## 20 Mill Park

Asking price **£470,000**

Versatile, well-presented detached split level three/ four bedroom house located on a quiet cul-de-sac within comfortable walking access of Cowbridge Town Centre, shops and amenities.

Split level detached three/ four bedroom house in a quiet yet central location

Entrance hallway with half stairs to upper hallway, living room, dining room and kitchen

Double bedroom one, double bedroom two, dressing room/ bedroom three and en-suite shower room

Access from entrance hallway to study/ bedroom four, bathroom and cloakroom

Large double garage with potential to convert, parking and front lawn

Paved and lawned garden to rear

Walking access to Cowbridge Town Centre









Versatile, well-presented detached split level three/ four bedroom house located on a quiet cul-de-sac within comfortable walking access of Cowbridge Town Centre, shops and amenities.

Upvc double glazed entrance door and side panels to entrance HALLWAY, coved ceiling, stairs descending to garage and ascend to UPPER HALLWAY, loft hatch, door to airing cupboard with lagged cylinder tank and doors to LIVING ROOM, a generous size with double glazed windows to front and side elevations, gas fire with decorative surround, marble inset and hearth. Double door to DINING ROOM, wide double glazed picture window to front garden. KITCHEN, range of white, fitted base and wall cupboards with

glazed display cabinets, roll top work surface and inset one and a half bowl sink and drainer, integrated single oven, hob and extractor, built-in fridge and double glazed window to side elevation.

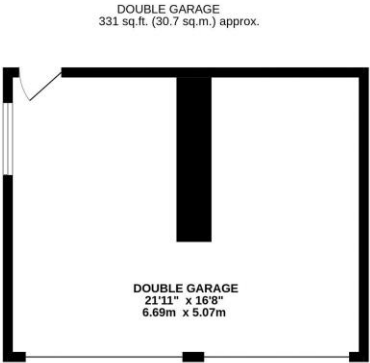
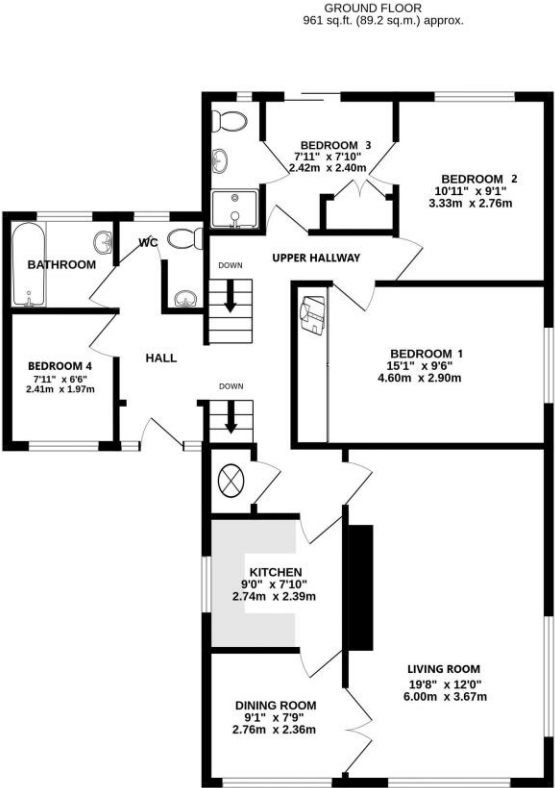
Further doors from upper hallway to BEDROOM ONE a generous double room with double glazed window to side elevation, twin built-in double wardrobes and separate dressing table. BEDROOM TWO, a double room with double glazed window to rear garden and connecting door to DRESSING ROOM/ BEDROOM THREE, built-in wardrobes, double glazed patio doors to rear garden and door EN-SUITE SHOWER ROOM, white 'Sottini' suite with wall mounted wash hand basin, low level WC and fully

tiled shower cubicle with folding entrance door and electric shower attachment. Heated towel rail.

Doors from entrance hallway to STUDY/ BEDROOM FOUR, double glazed window to front garden and loft hatch. BATHROOM, white suite including bath with tiled side, mixed tap and shower attachment and wall-mounted wash hand basin, part tiled to wall, heated towel rail and double glazed window. Separate CLOAKROOM, white low level WC and wash hand basin, heated towel rail and frosted double glazed window.

Staircase from entrance hallway descends to undercroft large double GARAGE with two roller doors (one electrically operated), plumbed stainless steel sink and drainer with base cupboards, space and plumbing for washing machine and tumble dryer, modern wall-mounted 'Worcester' mains gas central heating boiler, additional fitted cupboards. Potential to convert or part convert.

Driveway provides parking with front lawn and mixed shrubbery, stepped pathway to front door. Path to side leading to rear garden, paved sitting area, attractive heathers and mixed shrubbery and steps up to substantial, steeply sloping rear lawn.



TOTAL FLOOR AREA: 1291 sq.ft. (120.0 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

Opposite our Office turn alongside the Duke of Wellington Pub, travel along Church Street, under the stone arch and straight on along Town Mill Road. At the end of Town Mill Road, bear left and at the bottom of Constitution Hill turn left again into Mill Park where No. 20 lies towards the end of the cul de sac on the right hand side.

What3words: slanting.using.soils

## Tenure

Freehold

## Services

Mains water, electric, gas and drainage

Council Tax Band G

EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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