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10 Chapel Close  
Aberthin, Cowbridge,  
Vale Of Glamorgan, CF71 7HD



## 10 Chapel Close

Asking price **£325,000**

Well-presented, semi-detached dormer bungalow style home offering spacious accommodation in an attractive semi-rural village location within comfortable walking distance of Cowbridge town centre and amenities.

Well-located, semi-rural, three bedroom, semi-detached home close to Cowbridge

Large entrance hall and cloakroom, through lounge dining room, rear conservatory, modern Shaker style kitchen

Three first floor bedrooms and family bathroom

Paved and lawned gardens to front side and rear with direct rural aspect, paved sitting area to front with mixed shrubbery side and rear garden

Roadside parking, single garage and car port

Village location within walking distance of Cowbridge town centre

The adjacent No.9 Chapel Close is also available to purchase should a buyer potentially require two properties for an additional £310,000









Well-presented, spacious, three bedroom semi-detached dormer style house in an attractive semi-rural location within comfortable walking distance of Cowbridge town centre and amenities.

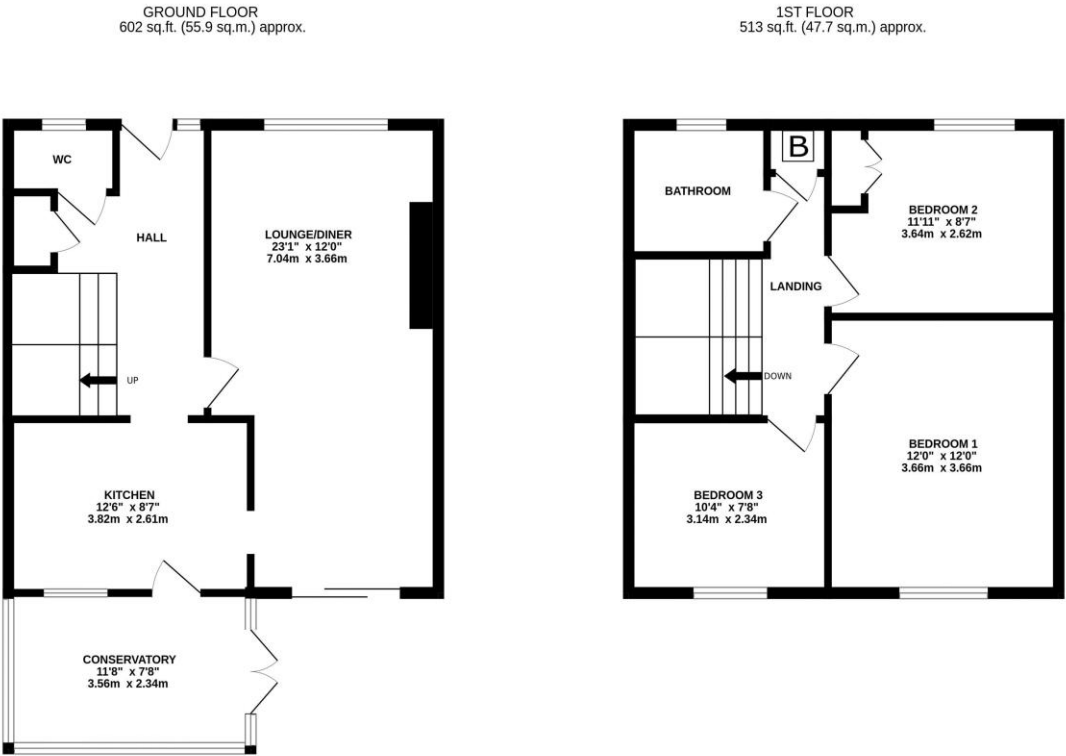
Upvc double glazed entrance door and side panel to welcoming HALLWAY, fitted carpet, half turn open tread staircase to first floor, large coat cupboard with understairs storage. CLOAKROOM low level WC, wash hand basin with vanity cupboards and tiled splashback, double glazed window and timber effect floor. Through to LOUNGE/ DINING ROOM, picture window to front and sliding patio doors to rear, working fireplace with

marble hearth and inset, carved timber surround and mantle, an attractive Shaker style fitted KITCHEN oak block worktops, inset single bowl, sink and drainer, integrated single oven and gas hob with spaces for washing machine, integrated fridge, space for freezer and washing machine. Window and door to rear CONSERVATORY, timber effect floor, full length Upvc double glazed windows and French doors to rear and side garden.

LANDING loft hatch, large airing cupboard with 'Worcester' mains gas combination boiler. BEDROOM ONE, generous double with rural aspect to rear.

BEDROOM TWO built-in double wardrobe and window to front garden rural aspect beyond. BEDROOM THREE a smaller double room with village and far ranging rural views to rear. BATHROOM, white suite including panelled bath with mains shower and glazed shower screen over, low level WC and wash hand basin, timber effect floor and frosted double glazed window, chrome heated towel rail, fully tiled.

Outside, No.10 enjoys a particularly advantageous position at the end of the cul-de-sac road with direct aspect over open fields to the side. A private road to the front provides parking and access to single GARAGE with electric roller door, power and water and adjacent CAR PORT. Stepped pathway to front door with paved sitting area and tiered block pavia and lawned front garden with mixed shrubbery. A wrought iron gate leads to the side of the property where there is a West facing paved sitting area. Steps down to a rear patio with raised beds and further gravelled and decked sitting areas. Stepped path to the lower Chapel Close cul-de-sac.



TOTAL FLOOR AREA : 1115 sq.ft. (103.5 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 up the high street and onto Eastgate. At the traffic lights, turn left onto the Aberthin Road. On entering the village of Aberthin, turn first right (on the sharp left hand bend) and right again onto the Pen-Y-Lan Road. Take a further right turning passed the village hall on your right. Before leaving the village turn right into Chapel Close. No. 10 Chapel Close lies on the higher part of the development at the top of the road.

## Tenure

Freehold

## Services

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 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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