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herbert r thomas

7 Church Crescent

St. Hilary

Cowbridge

The Vale Of Glamorgan

CF71 7DQ

hrt.uk.com

7 Church Crescent

Asking price **£410,000**

Three-bedroom semi-detached house in need of general modernisation enjoying an outstanding location in the centre of the picturesque village of St Hilary with views to the grass crescent and St Hilary Church beyond.

Semi-detached three-bedroom house in a stunning village location with splendid outlook towards a thatched country Inn and Church.

Entrance hallway, living room, kitchen/dining room, rear hall, and downstairs cloakroom/WC, three bedrooms and bathroom to first floor.

Well-kept lawned gardens to front side and rear. Rear parking space.

In need of some modernisation and with potential to extend (subject to planning permission).





Three-bedroom semi-detached house in need of general modernisation enjoying an outstanding location in the centre of the picturesque village of St Hilary with views to the grass crescent and St Hilary Church beyond.

UPVC double glazed entrance door and side screen to HALLWAY with timber effect laminate floor and staircase to first floor, shelved storage cupboard and door to LIVING ROOM. Dual aspect with double glazed windows to front and rear, open fireplace with stone surround flagstone hearth and timber mantle. KITCHEN/DINING ROOM matching timber effect range of oak fronted base and wall cupboards, roll top work surfaces with tiled

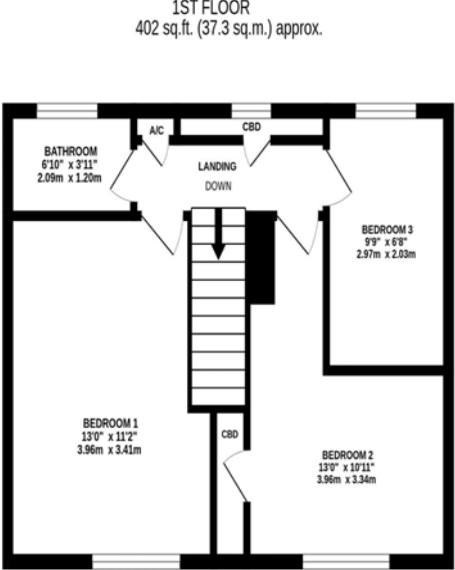
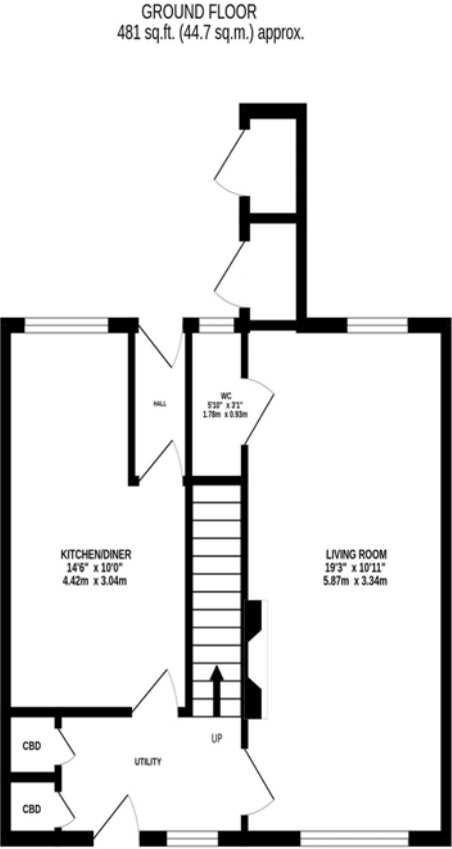
splash backs and stainless-steel sink and drainer, double glazed window to rear elevation doors to storage cupboard and understairs store. Small pane glazed door to rear hallway, door to back garden and CLOAKROOM with fully tiled walls, white low-level W/C and wash-hand basin with vanity cupboard.

LANDING with loft hatch, to airing cupboard with hot water tank and slatted shelving and linen room with deep slatted shelving and frosted double glazed window to rear elevation. BEDROOM ONE extensive built in wardrobes and dressing table, double glazed window with picturesque outlook to the crescent and St Hilary

Church. Double BEDROOM TWO with fitted cupboards and again with an aspect over the very pretty village centre. BEDROOM THREE, a single room with double glazed window to rear. BATHROOM, panelled bath with jacuzzi, electric shower and shower screen over, wash hand basin with vanity cupboard, low level WC, tiled walls and frosted double glazed window.

A tarmac footpath sweeps around the crescent with a low natural stone wall and wrought iron gate to the FRONT GARDEN which features a shaped lawn with well-kept and well-stocked mature shrubs and flower beds. The garden extends to the side and rear of the property with a further lawn with deep mixed shrub beds, aluminum framed greenhouse and to the rear an attached outbuilding including a boiler house with an oil-fired central heating boiler and general store. Steps lead down to the rear where there is a single parking space.

The space to the side of the property offers potential to extend (subject to planning consent).



TOTAL FLOOR AREA : 883 sq.ft. (82.0 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

From our Cowbridge office, travel in an easterly direction up the High Street, through the traffic lights filtering onto the A48 heading towards Cardiff. Turn right for St Hilary. On entering the village, take the first right turning signposted "The Bush Inn", where you will find Church Crescent to your right

Tenure

Freehold

Services

Mains water and electric. Oil and private drainage
Council Tax Band F
EPC Rating E

Viewing strictly by
appointment through
Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

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.

