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herbert r thomas

2 Cardiff Road  
Cowbridge, Vale of  
Glamorgan, CF71 7EP

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## 2 Cardiff Road

Asking price **Guide Price**

**£450,000**

A traditional built, three bedroom cottage within walking distance of the local shops and amenities of the popular town of Cowbridge benefiting from a gravel driveway and enclosed rear garden.

Sold with no onward chain.

Modernised and well presented accommodation.

Ground floor accommodation comprises a Hall, front sitting room, dining room, stylish rear kitchen with utility room and WC off.

Upstairs are three bedrooms and well appointed modern bathroom.

Walking distance to Town Centre amenities, shops and schools.

Benefitting from a gravel driveway.

South facing, fully landscaped rear garden with easy maintenance in mind.









Traditionally styled front door opening to ENTRANCE HALL with timber style flooring, spotlights to ceiling and carpeted stairs rising to the first floor. The accommodations comprises; front SITTING ROOM with sash window to the front, inset wood burner flanked by low level cupboards and open shelving above, enhancing that as a focal point. There is a great flow with a wide opening to the DINING ROOM enjoying a large window taking in rear garden views and built-in storage

cupboards. A recently fitted Shaker design KITCHEN with integrated appliances lies to the rear of the house with quality countertops and stylish tiled floor and access to the rear garden. A plumbed UTILITY ROOM with high level window has a separate WC to the side and vanity unit with marble sink over.

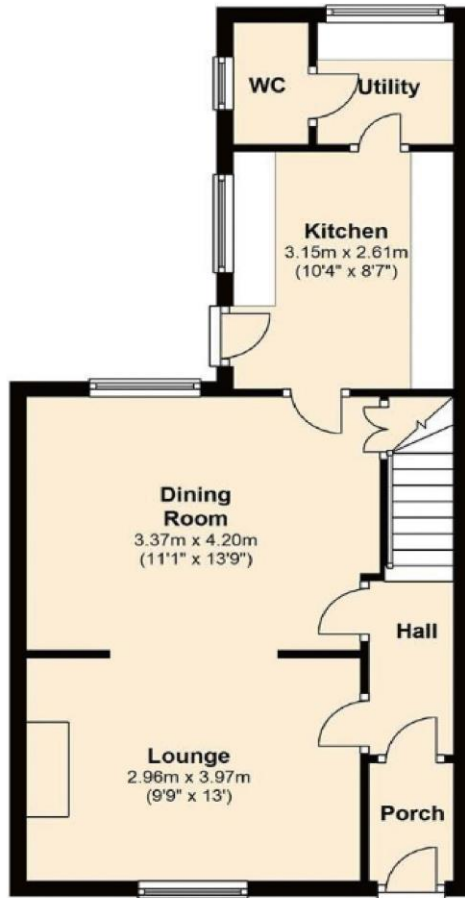
Upstairs, a spacious LANDING leads to three carpeted bedrooms. BEDROOM ONE and BEDROOM

THREE are frontward facing with large sash windows drawing in natural light. BEDROOM TWO, a double in size, has a large window with rear garden views. Rounding off the accommodation is a large, modern BATHROOM suite with a rainfall walk-in double shower, panelled bath, complimenting WC and sink with vanity cupboards, airing cupboard, spotlights to ceiling and marble style tiling to floor, shower and tiled lower walls.

Outside, No.2 benefits from a rear gravelled driveway for up to two vehicles. The rear garden enjoys a southerly orientation and has been landscaped and designed with low maintenance in mind. A lower paved seating area is framed nicely by a natural stone wall with steps rising to a picket fenced top lawn with artificial grass, stylish timber fencing, garden lighting and paved pathway extending to the rear gate opening to the drive.

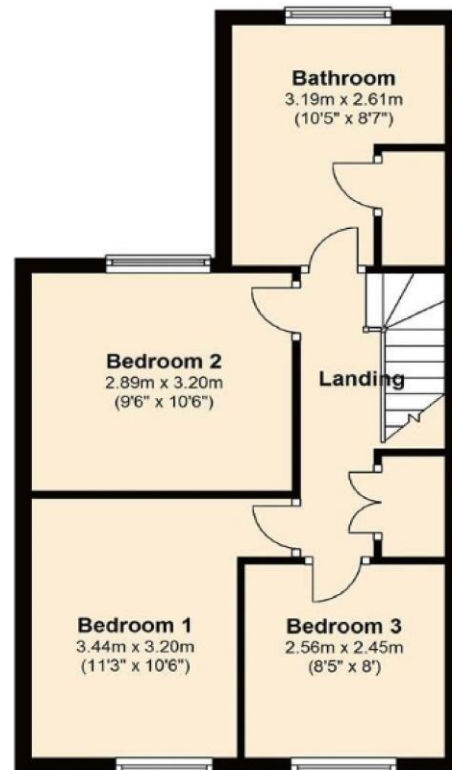
### Ground Floor

Approx. 45.5 sq. metres (489.7 sq. feet)



### First Floor

Approx. 41.1 sq. metres (442.6 sq. feet)



Total area: approx. 86.6 sq. metres (932.3 sq. feet)





## Directions

From our Office travel along the High Street onto Eastgate, proceed through the traffic lights onto Cardiff Road where 'No2' is the last property on your right hand side immediately before the turning for 'Geoffrey Ashe Court' as indicated by our 'For Sale' board.

What3words: author.dress.tangling

## Tenure

Freehold

## Services

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

Viewing strictly by  
appointment through  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	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.



