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11 Downs View Close
Aberthin, Cowbridge, The Vale Of
Glamorgan, CF71 7HG

11 Downs View Close

Asking price **£434,500**

Immaculately presented 3/4 bedroom semi-detached family home in a lovely quiet cul-de-sac position close to Cowbridge and with fine rural views to front.

**** NO ONGOING CHAIN ****

Spacious well presented flexible semi-detached family home

Large entrance hall with modern cloakroom, front lounge with wood burning fire, open plan kitchen/dining room leading to a rear sitting room, side hall/utility room with playroom/4th bedroom off

Landing, 3 first floor bedrooms, family bathroom and separate shower room

Front lawn with large driveway providing excellent parking

Well presented low maintenance paved and astro turfed rear garden

Quiet cul-de-sac position with rural views

Easy access to village amenities and the nearby town of Cowbridge

Lower value part exchange considered





Immaculately presented 3/4 bedroom semi-detached family home in a lovely quiet cul-de-sac position close to Cowbridge and with fine rural views to front.

UPVC entrance door to HALLWAY (11'6" x 13'2") original herringbone wood floor, half turn staircase to first floor with under stairs cupboard. CLOAKROOM (6'6" x 3'8") well presented modern white low level WC and wash hand basin with vanity cupboard, patterned tiled floor and lower walls, recess lighting and frosted double glazed window. front LIVING ROOM (15'4" x 13'8") wide double glazed picture window to front garden with rural views to Penllyn Castle, herringbone patterned wooden floor, recessed 'Clearview' fire with slate hearth and timber mantle. KITCHEN/DINING ROOM (21'3" x 12'7" max) kitchen area with range of white base and wall cupboards, roll top work surface and breakfast bar, single bowl sink and drainer, integrated appliances include twin oven, ceramic hob and extractor, built in dishwasher and fridge, double glazed window to rear garden, high coved ceiling with recess lighting and

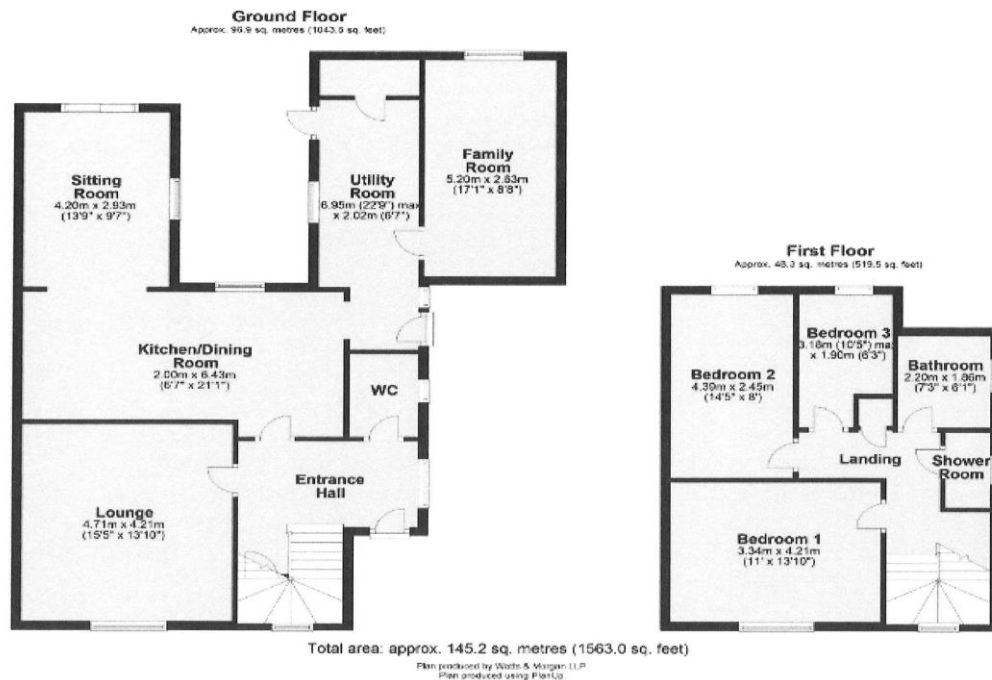
ceramic tiled floor. Dining area, timber effect floor opening to REAR SITTING ROOM (13' x 9'8") timber effect floor, double glazed window to side elevation and sliding patio doors to well presented low maintenance rear garden.

SIDE HALL/UTILITY ROOM (19'6" x 5'7" max) doors to side courtyard and rear garden, fitted base cupboard with roll top work surface and inset sink, room for washing machine, tumble drier and fridge/freezer, ceramic tiled floor, double glazed window and built-in cupboard. Door to PLAY ROOM/BEDROOM 4 (17'10" x 8'8") timber effect floor and double glazed window to rear elevation, converted from single garage.

L shaped LANDING with fitted carpet, door to airing cupboard containing 'Ideal Classic' mains gas combination boiler. BEDROOM 1 (13'8" x 10'8") UPVC double glazed picture window to front elevation with lovely country views. Double BEDROOM 2 (14'8" x 8'2") UPVC double glazed window to rear elevation, built-in double wardrobe. BEDROOM 3 (11'8" x 5'5") single room

presently used as a dressing room and presently fitted with hanging rails and shelving, double glazed window to rear elevation. BATHROOM (6'1" x 7'2") modern white low level WC, wash hand basin on a marble stand with vanity cupboard below, panelled bath with mains shower and glazed shower screen over, fully tiled to floor and walls, chrome heated towel rail, frosted double glazed window and loft hatch. Separate SHOWER ROOM (5'9" x 2'10") fully tiled to floor and walls, shower cubicle with glazed entry door, Bluetooth operated mains shower attachment and electric shower back up, wall mounted wash hand basin, chrome heated towel rail and frosted double glazed window.

Front garden laid to lawn with a lengthy tarmac driveway which flares to provide excellent parking space. Timber gate to side leading to an enclosed yard ideal for recycling and general storage. The rear garden is arranged for easy maintenance with a wide paved area, astro turfed lawn with raised shrubbery and lovely mature olive tree as a central feature. Outside water and lighting.





Directions

From Cowbridge, travel in an Easterly direction up the High Street to the traffic lights. Turn left at the traffic lights, passing the school and into Aberthin. Take the second turning right immediately after the Hare and Hounds public house, turn first left, drive to the end of the road where you will find No.11 Downs View Close.

Tenure

Freehold

Services

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	68 D
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by
appointment through
Herbert R Thomas

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