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18 Mill Park
Cowbridge,
The Vale of Glamorgan,
CF71 7BG

18 Mill Park

Asking price **£449,000**

A substantial split level 4 bedroom detached house providing flexible accommodation in a quiet cul-de-sac position with easy access to Cowbridge Town Centre and amenities.

Detached 4 Bedroom Family House on 3 levels

Living Room, Dining Room and separate Sitting Room/Study, Fitted Kitchen

4 Bedrooms, Shower Room and separate Cloakroom

Parking, Integral Garage, Lawned Gardens

Quiet Cul-De-Sac position

Within walking distance of Cowbridge Town Centre

Modern mains gas combination boiler and UPVC double glazing

Recently installed central heating system





A substantial split level 4 bedroom detached house providing flexible accommodation in a quiet cul-de-sac position with easy access to Cowbridge Town Centre and amenities.

Composite double glazed entrance door and side panel to ENTRANCE HALL built in coat cupboard with half flight of stairs to UPPER HALLWAY loft hatch, fitted carpet, airing cupboard with Worcester mains gas combi boiler and doors to LIVING ROOM fitted carpet, Anglian double glazed windows to front and side elevations, archway to KITCHEN/ DINER, recently fitted range of white high gloss base and wall cupboards, roll top work surface with stainless steel one and a half bowl sink and drainer, integrated double oven, gas hob and extractor, spaces for

dishwasher and fridge freezer, double glazed windows to front and side elevation.

Further doors from upper hallway to double BEDROOM 1 built in wardrobes and bedside tables and double glazed windows to side elevation. BEDROOM 2 built in display/book shelving, frosted double glazed window to rear garden. STUDY/SITTING ROOM double glazed patio doors to rear garden. Doors from reception hallway to BEDROOM 3 double glazed window to front garden, loft hatch.

BATHROOM, modern white suite including panelled bath, wash hand basin with vanity cupboard and low level WC, separate shower cubicle with glazed entry door, part tiled walls and frosted double glazed

windows. large walk in shower cubicle with fixed glazed shower screen and electric shower attachment, pedestal wash hand basin and low level WC, fully tiled to walls and frosted double glazed window to rear. Further stairs descending to lower ground floor with door to integral garage and BEDROOM 4 full length double glazed window to front elevation, wall mounted gas fire.

Lawned front garden with paved and concrete hard standing providing parking and access to INTEGRAL GARAGE (16'6" x 12') electrically operated up and over door, plumbed wash hand basin, power and light. Mixed flowerbed and stepped pathway to front door.

Side path to rear garden with southerly aspects, paved sitting area with steps up to sloping rear lawn fringed by mixed flower and shrub beds, specimen trees including magnolia.



TOTAL FLOOR AREA: 130.91 sq. m. (1409.12 sq. ft.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan, the floorplan is for information only and should not be used as a basis for any contract. The actual floorplan may vary slightly from the floorplan shown. The floorplan is for information only and should not be used as a basis for any contract. The actual floorplan may vary slightly from the floorplan shown.

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Directions

Opposite our Office turn alongside the Duke of Wellington Pub , go 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 18 lies towards the end of the cul de sac on the right hand side.

What3words: monitors.proposals.ready

Tenure

Freehold

Services

Mains gas, electricity, water and drainage

Council Tax Band G

EPC Rating D

Viewing strictly by appointment through
Herbert R Thomas

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hrt Est. 1926



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 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.

