

herbert r thomas

CELEBRATING 100 YEARS

1926-2026

10 Lake Hill Drive, Cowbridge

£485,000

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Substantial detached 3-bedroom family home with versatile accommodation, potential fourth bedroom, excellent parking and garage, private rear garden and easy walk to Cowbridge town centre

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Substantial detached family home in a sought-after Cowbridge location
- Three generous double bedrooms
- Potential to reinstate a fourth bedroom or create an en suite
- Spacious living room with feature fireplace
- Separate dining room with parquet flooring
- Bright garden room with French doors to the rear garden
- Modern fitted kitchen/breakfast room with integrated appliances
- Ground floor cloakroom/WC
- Driveway parking and attached garage with utility/storage area
- Private, wide rear garden with paved seating area and distant rural views







A substantial detached three-bedroom family home offering spacious and versatile accommodation, with potential to create a fourth bedroom, excellent parking and garaging, a private rear garden and convenient walking access to Cowbridge town centre.

Entered via an enclosed porch with quarry tiled flooring, the property opens into a welcoming central **HALLWAY** featuring attractive parquet flooring, an oak quarter-turn spindle staircase and useful understairs storage. A **CLOAKROOM/WC** serves the ground floor.

The generous **PRINCIPAL RECEPTION ROOM** enjoys an abundance of natural light through full-height windows to the front and side elevations and features a gas fire with marble inset and hearth, complemented by a carved timber surround. A wide archway leads through to the **DINING ROOM**, which also benefits from parquet flooring and pleasant frontage views.

To the rear of the property is a delightful **GARDEN ROOM** with ceramic tiled flooring, insulated pitched roof, double-glazed windows and French doors opening directly onto the garden. The **KITCHEN/BREAKFAST ROOM** is fitted with a modern range of shaker-style wall and base units with complementary work surfaces and incorporates a stainless steel sink, double oven, gas hob, extractor hood and integrated under-counter fridge. There is additional space and plumbing for a dishwasher together with an internal connection to the dining room.

To the first floor, a galleried **LANDING** leads to three well-proportioned bedrooms and the family bathroom. The **PRINCIPAL BEDROOM** is an exceptionally spacious double room with windows to both front and side elevations. Previously configured as two separate bedrooms, the room offers scope to be divided once again or alternatively to accommodate the creation of an en suite facility. **BEDROOM TWO** benefits from fitted mirrored wardrobes, while **BEDROOM THREE** also enjoys an excellent range of fitted storage.

The **FAMILY BATHROOM** comprises a panel bath, wash hand basin with vanity storage, concealed-cistern WC, separate shower enclosure with mains-fed shower, heated towel rail and fully tiled walls.

Externally, the property enjoys a lawned front garden with established shrub borders and a tarmac driveway providing off-road parking for two vehicles. The attached **GARAGE** benefits from an electric up-and-over door, power, lighting and water supply and has been partially divided to create a useful **STORAGE/UTILITY AREA** with fitted cupboards, shelving and plumbing for a washing machine.

The wide rear garden is laid predominantly to lawn and features a paved seating area, ideal for outdoor entertaining, together with distant rural views. A gated side pathway provides convenient access between the front and rear gardens.

Directions:

From our Cowbridge office, proceed east along the High Street and turn right at the traffic lights onto St Athan Road. Take the second right into Brookfield Park, then the second cul-de-sac on the left into Lake Hill Drive. Number 10 can be found at the head of the cul-de-sac.

what3words: homing.amicably.grunt



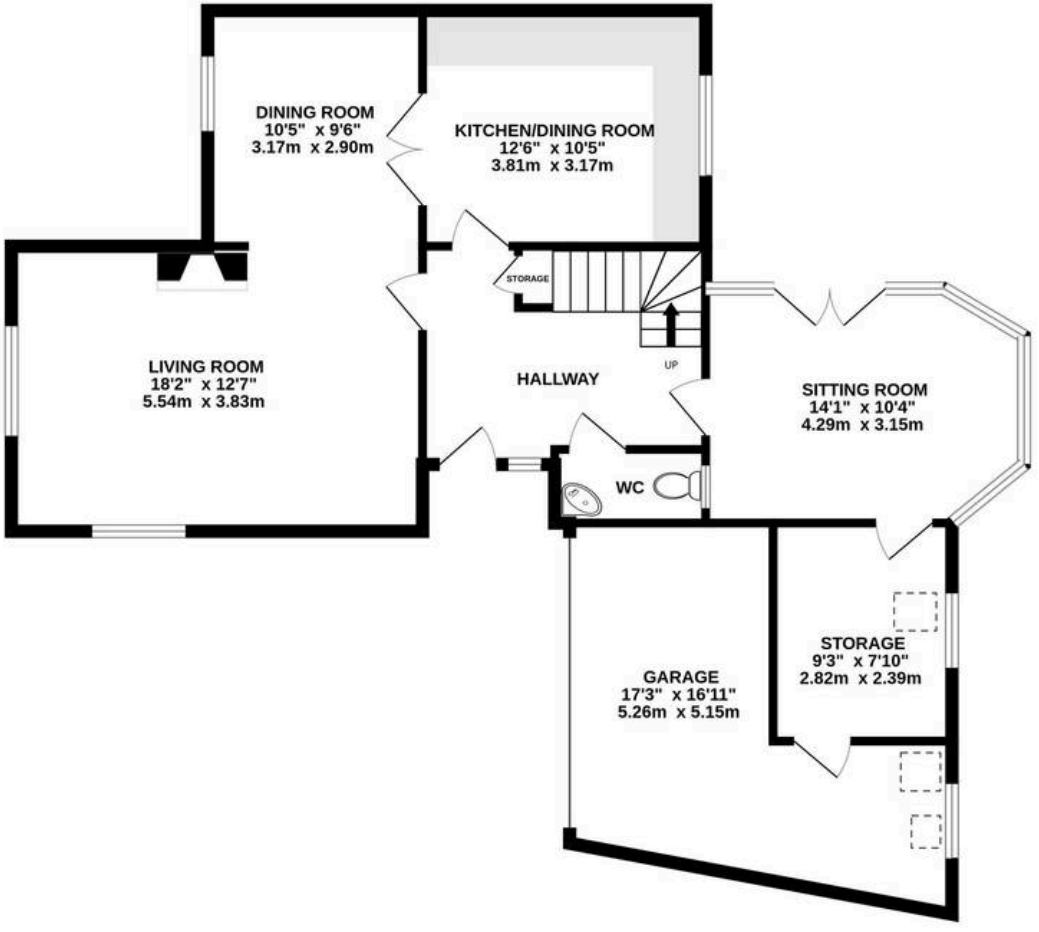








GROUND FLOOR
992 sq.ft. (92.1 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 1607 sq.ft. (149.3 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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hrt herbert r thomas incorporating rawlins & madley




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