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herbert r thomas

CELEBRATING 100 YEARS
100
1926-2026

8 St. Athan Road, Cowbridge

Cowbridge

£499,950

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Cowbridge

Spacious 3-bed home with bay windows, 2 receptions, sunroom, modern shower room, fitted kitchen, integral garage, double drive, and landscaped front and west-facing rear gardens.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Traditionally built semi-detached family home originally constructed circa late 1920s.
- Morning room, living room, kitchen/breakfast room and generous sunroom, with newly fitted ground floor shower room/WC.
- Three bedrooms & bathroom to first floor.
- Driveway parking and integral garage.
- Lawned front garden facing east that captures the morning sun.
- Westerly facing rear garden enjoying the evening sun.
- Located conveniently close to Cowbridge town and all amenities such as shops, pubs, schools and facilities.







ENTRANCE PORCH with quarry tiled floor opens to the HALLWAY with half-turn, carpeted stairs rising to the first floor with a useful store cupboard under.
The BAY-FRONTED MORNING ROOM lies to the left with fitted carpet, bay window overlooking the front garden, and a period fireplace with timber surround and back boiler.
Opposite, an open-plan, generously sized LIVING / DINING ROOM extends to the rear of the property with direct access to the rear garden via a pair of French doors.

A recently fitted SHOWER ROOM with separate WC beyond allows for versatile living with the potential to live on one level. Comprising a large walk-in (mains-fed) shower cubicle with vanity basin, opaque window to the sunroom, open shelving and low-level inbuilt storage cupboard. Door opens to the WC with plumbed toilet and stained glass circular window to the garage.

To the rear of the property is a naturally bright fitted KITCHEN/BREAKFAST ROOM with quarry tiled floor and a host of fitted units with complementing countertops over, enjoying garden views to the rear. Appliances to remain include an oven and hob.
A door from the kitchen opens into the SUNROOM with tiled flooring, plumbed provision for white goods and windows and doors framing the westerly back garden beautifully.

A separate door opens to the INTEGRAL GARAGE with electrically operated door to the front driveway, power, lighting, and open storage and workbench within.

The FIRST FLOOR LANDING leads to the three bedrooms and family bathroom, with access to the airing cupboard housing the hot water tank.

BEDROOM 1 is a bay-fronted double bedroom with a wide range of fitted wardrobes and storage options, carpet laid, and enjoys front garden views.
DOUBLE BEDROOM 2 is frontward facing with fitted carpet and built-in storage either side of the chimney breast.
BEDROOM 3 / STUDY has laid carpet and takes in elevated views to the rear garden with a built-in storage cupboard.

FAMILY BATHROOM comprises a traditionally styled three-piece suite including a jacuzzi bath, pedestal basin, low-level WC and frosted window to the rear.

To the front, a pillared, timber-gated entrance leads to a wide double driveway to the garage and a beautifully manicured, predominantly lawned front garden with established planting.

A west-facing, enclosed rear garden has been well designed with mature planted beds extending to a central paved area flanked by grass lawns, all enclosed by walling and fencing to boundaries.



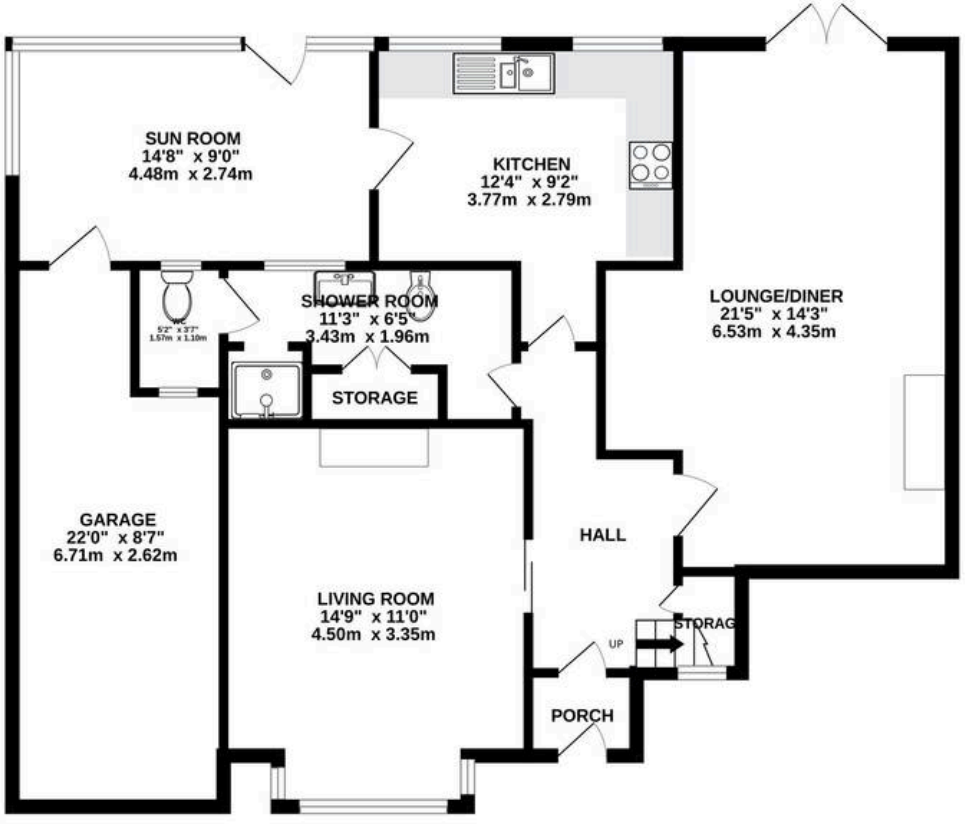




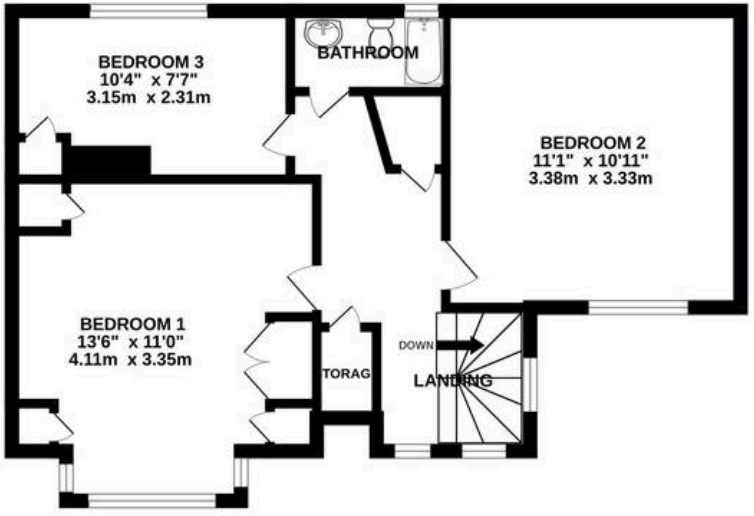




GROUND FLOOR
1059 sq.ft. (98.4 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1546 sq.ft. (143.6 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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