

40 Eastgate Cowbridge, Vale of Glamorgan.



A spacious three bedroom terraced property situated on the main road through the Market Town of Cowbridge. The property comprises entrance hall, living room, sitting room, kitchen/breakfast room and cloakroom. Three bedrooms to first floor, bathroom and shower room. Enclosed rear garden. The property requires some modernisation throughout. EPC - F.

Guide Price £299,950 Freehold

Ref: 20282

40 Eastgate, Cowbridge, Vale of Glamorgan.

SITUATION

The property is situated in the Historic Market Town of Cowbridge, which has a range of quality individual shops and services including health centre, leisure centre, various sporting clubs, public library and Old Hall Community Centre. There are also local primary and secondary schools within Cowbridge. Access both east and west is via the A48, which by-passes the Town. The City of Cardiff which has the usual amenities of a Capital City lies some 13 miles to the east with a main line rail connection to London in around two hours. The M4 motorway lies to the north of Cowbridge and junctions 33, 34 and 35 service "The Vale". There are several golf courses within the area and the heritage coast with its cliff-top walks and mixture of sandy and stony beaches lies to the south and west.

ACCOMMODATION

ENTRANCE HALL

Entered via a wooden glazed panel door, fitted carpet.

SITTING ROOM 14' 11" x 13' 3" (4.55m x 4.05m)

Wooden bay window to front, fitted carpet and radiator. Currently used as a bedroom.

INNER HALLWAY

Fitted carpet and radiator. Stairs to first floor.

LIVING ROOM 13' 10" x 16' 1" (4.23m x 4.92m)

Upvc double-glazed window to rear, fitted carpet, under stairs cupboard, two wall lights, gas fire (not tested) with back boiler and radiator.

KITCHEN/BREAKFAST ROOM 18' 0" x 7' 4" (5.51m x 2.24m)

Kitchen area with fitted floor and wall units comprising cupboards and drawers, worktop over with 1 1/2

ceramic sink drainer unit with mixer tap over, space for electric cooker, space and plumbing for washing machine, space for fridge, window to side and vinyl flooring. Door to lean-to. Breakfast area with window to side, fitted carpet and radiator.

LEAN TO 18' 2" x 2' 7" (5.54m x 0.79m)

A wooden framed lean-to with windows to front and side. Door to rear garden.

CLOAKROOM 3' 3" x 7' 4" (1.00m x 2.24m)

Low-level WC, vinyl flooring and window to rear.

FIRST FLOOR

LANDING

Window to rear and fitted carpet.

BEDROOM ONE 13' 10" x 13' 3" (4.24m x 4.04m)

Fitted carpet, Upvc double-glazed window to rear and radiator. Door through to bathroom.

BATHROOM 9' 4" x 8' 1" (2.85m x 2.48m)

A suite comprising panelled bath with electric shower over with glazed shower screen, low-level WC, pedestal wash hand basin, vinyl flooring, Upvc double-glazed window to rear, heated towel rail and radiator. Airing cupboard with hot water tank.

BEDROOM TWO 13' 1" x 10' 1" (3.99m x 3.09m)

Wooden sash window to front, fitted carpet, coved ceiling and radiator.

BEDROOM THREE 7' 10" x 8' 11" (2.39m x 2.74m)

Wooden sash window to front, fitted carpet, coved ceiling and radiator.

SHOWER ROOM 5' 6" x 4' 9" (1.68m x 1.47m)

A suite comprising shower cubicle with electric shower, low-level WC, pedestal wash hand basin, fitted carpet and coved ceiling.



OUTSIDE

Front

Paved area to front with dwarf wall steps up to front door.

Rear

An enclosed rear garden, with area to lawn with flower and shrub borders, paved patio area. Pedestrian gate to rear foot path giving access to Aubrey Terrace.

COUNCIL TAX

We are verbally informed by the Vale of Glamorgan Council that the property is with-in Band E.

POST CODE

CF71 7DG

MEASUREMENTS

All measurements have been taken by sonic tape and are approximate and should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed and could be subject to a small margin of error.

ENERGY PERFORMANCE CERTIFICATE

A full copy of the Energy Performance Certificate is available on request.

PROCEEDS OF CRIME ACT 2002

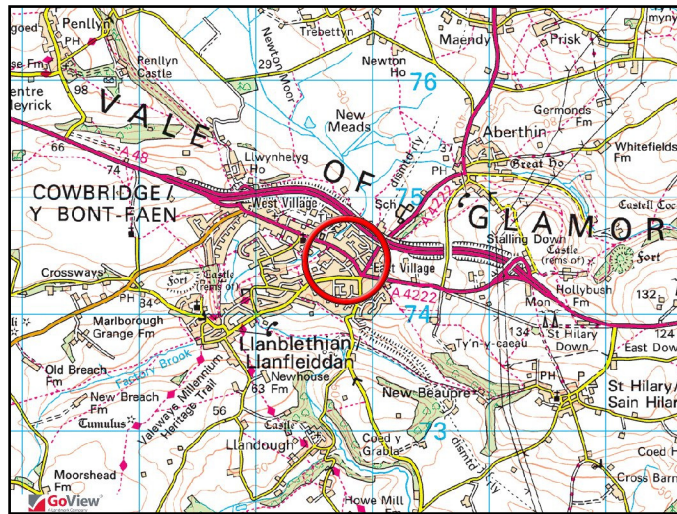
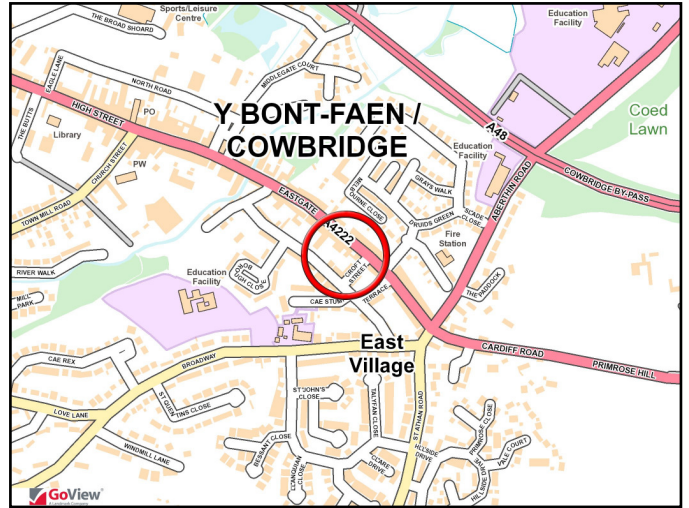
Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		78	37
EU Directive 2002/91/EC			

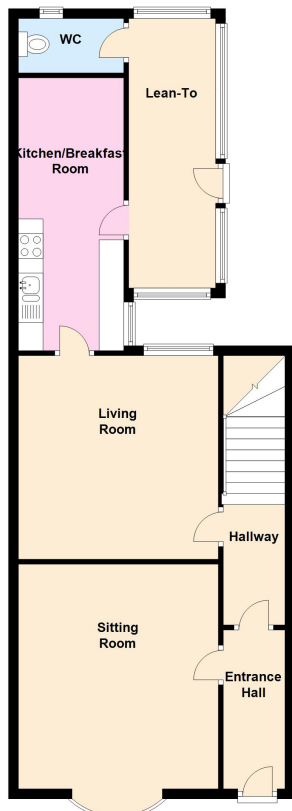
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		72	30
EU Directive 2002/91/EC			





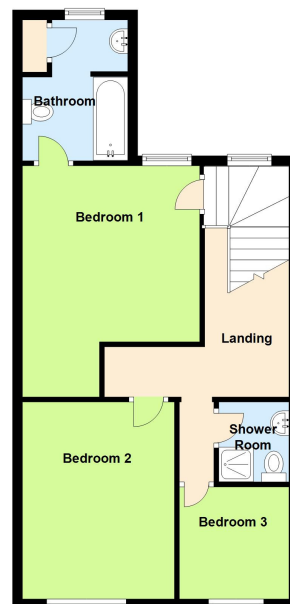
Ground Floor

Approx. 72.0 sq. metres (774.9 sq. feet)



First Floor

Approx. 53.5 sq. metres (576.1 sq. feet)



Total area: approx. 125.5 sq. metres (1351.0 sq. feet)