



High Street, , Cowbridge CF71 7AG  
£750 Per Month

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A well appointed one bedroom first floor flat conveniently situated above the Butchers in the centre of Cowbridge High Street. The accommodation comprises a good size open plan modern kitchen with integral oven and hob, fridge/freezer and washing machine, open plan to good size lounge/diner. double bedroom and modern bathroom/wc with shower over bath.

The property sits within walking distance of the market town's excellent facilities including quality schooling for all ages, a wide range of shops and businesses both national and local including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, cricket club, tennis club, squash club etc. Easy access to local road networks brings major centres within easy commuting distance including the capital city of Cardiff. EPC rating C. Council tax band C. Rent £750 pcm. Deposit £850. Available after 9th October 2024.

## Accommodation

### Kitchen/Living Room 20'8" x 11'8" (20'08" x 11'08" ) (6.30 x 3.56)

A good sized open-plan kitchen/living room. Two large windows to front elevation.

### Bedroom 12'4" x 8'10" (3.76 x 2.69)

Good sized double bedroom. Double door wardrobes. Bed side tables.

### Bathroom 8'0" x 5'5" (2.44 x 1.65)

Three piece suite in white comprising low level WC, wash hand basin into vanity unit and panelled bath with shower overhead.

## Services

Mains water, electricity and drainage. Electricity is on a prepaid meter controlled by the tenant. Central heating is from an electric immersion boiler.



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**65 High Street, Cowbridge CF71 7AF**

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