



10 Hillside Drive

Cowbridge CF71 7EA

£2,000 Per Calendar Month

HARRIS & BIRT



A larger than average, beautifully presented, three bedroom, detached property situated within easy walking distance of the heart of Cowbridge town centre. The accommodation briefly comprises entrance hall, cloaks/wc offering space for washing machine and tumble dryer, living room, fully fitted kitchen/ dining room plus study to ground floor. Stairs lead up to three double bedrooms and good size bathroom /wc with shower over bath. There is a paved front driveway offering parking for at least three cars and an enclosed, mature rear garden . This property is being offered on a furnished basis and is available from the 11th of July. Rent £ 2000pcm. Deposit £2100. Council Tax Band F. EPC rating D.

The market town of Cowbridge is within comfortable walking distance and offers a wide range of facilities including schooling of excellent reputation for all ages, a wide range of shops both national and local , including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, cricket club, tennis club, squash club, bowls club, football club etc. Countryside pursuits including golf, horse riding etc are available in the surrounding areas. The heritage coastline is just a few miles to the south. The good local road network including access to the M4 brings major centres within easy commuting distance including the capital city of Cardiff. Main line railway links via Cardiff and Bridgend and Cardiff Wales Airport is within easy driving distance.

Accommodation

Ground Floor

Entrance Storm Porch

Double glazed storm porch with tiled floor. Recycling bin storage. Large wood store to side of house. Access to;

Entrance Hallway

Oak floor. Radiator. Ceiling Spotlights. Handy understairs storage cupboard. Carpeted stairs to first floor.

Cloaks/WC

Opaque double glazed window to front aspect. Radiator. Low level flush WC and Belfast style wash hand basin in white with chrome fittings. Flagstone floor and marble worktop. Space for washing machine and tumble dryer.

Study 9'5 x 7'10 (2.87m x 2.39m)

Oak floor. Radiator. UPVC window to front aspect. Ceiling pendant light fitting. Wall units.

Living Room 17'3 x 15'6 at widest point (5.26m x 4.72m at widest point)

Large L shaped living room. Oak floor. Two radiators plus log burner. Ceiling spotlights. Two UPVC double glazed windows to rear aspect.

Kitchen/Dining Room 26'7 x 10'5 (7.92m/2.13m x 3.18m)

Stunning beautifully appointed fitted kitchen with an extensive range of matching wall and base units to include integral fridge/freezer and 5 ring Rangemaster Induction hob with oven and extractor hood. UPVC double glazed windows to front and rear with aluminium bi-folding window to side. Flagstone floor. Ceiling spotlights. Two radiators. Cupboard housing Worcester boiler (installed in 2020). Belfast sink with drainer and chrome fittings. Quooker boiling water tap over sink.

Dining area with ample space for dining table and chairs, UPVC double glazed window to rear plus aluminium bi-folding doors leading to rear garden. Tiled floor. Ceiling spotlights. Skylight.

First Floor

Landing

Carpet - access to all first floor bedrooms and bathroom/wc

Bedroom One 11'4 x 10'3 (3.45m x 3.12m)

Good sized double bedroom to fit King size bed with white panelling to lower section of walls, fitted with a range of white storage units. UPVC double glazed window to front aspect. Radiator. Gable ceilings. Pendant ceiling light.

Bedroom Two 8'7 x 11'10 (2.62m x 3.61m)

Another good sized double bedroom to fit king size bed with a range of white storage units. UPVC double glazed window to front aspect. Radiator. Gable ceilings. Pendant ceiling light.

Bedroom Three 10'5 x 11'4 (3.18m x 3.45m)

Third double bedroom fitted with a range of white storage units. UPVC double glazed window to rear aspect. Radiator. Pendant ceiling light.

Bathroom

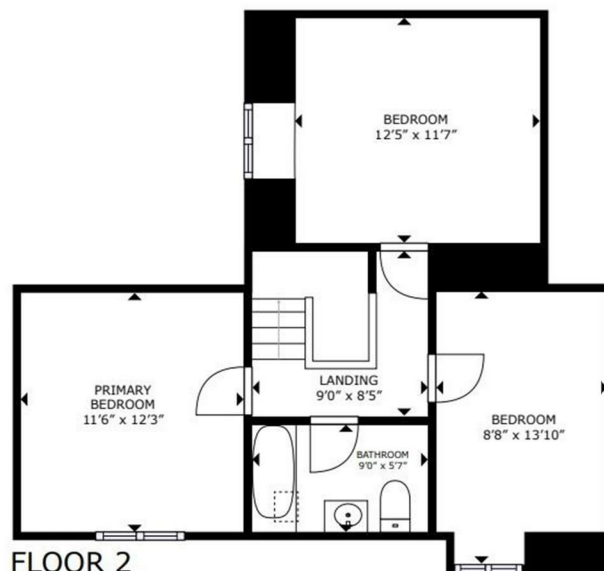
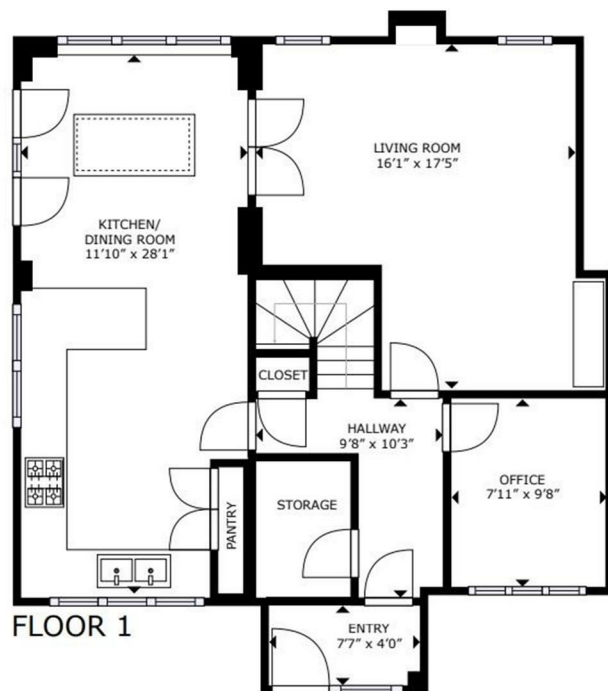
Fitted with a modern suite in white with chrome fittings comprising low level flush WC, panelled bath and wash hand basin with chrome fittings. Shower over bath with curved screen. Tiled floor. Velux window. Radiator.

External Rear

A beautifully private and mature enclosed rear garden with a huge variety of shrubs and plants. Side access via a wooden gate. Paved patio area.







GROSS INTERNAL AREA
FLOOR 1: 860 sq. ft, FLOOR 2: 584 sq. ft
TOTAL: 1,444 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) 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 & Wales		EU Directive 2002/91/EC	

