



36 Hillside Drive

Cowbridge, CF71 7EA

Price £375,000

HARRIS & BIRT



A three bedroom detached property situated in a quiet cul de sac and within easy walking distance of the heart of Cowbridge town centre. The accommodation briefly comprises entrance hall, snug/ dining room, living room, kitchen/ breakfast room and cloakroom to the ground floor. Stairs lead up to three double bedrooms and a family bathroom. The outside offers off road parking to the front and an enclosed, pretty wrap around garden with a gate to the rear offering access onto road below giving easy walking access to town centre.

The town centre of 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 and now 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 Hall

The property is entered via part obscure glazed composite door into entrance hall. Tiled flooring. Stairs to first floor. Understairs storage cupboard. Radiator. Pendant ceiling light. Doors to all ground floor rooms.

#### Snug/ Dining Room 8'3 x 10'9 (2.51m x 3.28m )

Large window overlooking front. Wood effect laminate floor. Pendant ceiling light. Door to a useful storage room containing wall mounted gas combination boiler and fitted shelving.

#### Cloakroom

Obscure glazed window to front. Low level, dual flush WC. Vanity unit containing inset sink with storage below. Tiled flooring. Radiator. Pendant ceiling light.

#### Living Room 15'5 x 11'3 (4.70m x 3.43m)

Spacious living room with French doors opening onto rear patio. Two windows overlooking the rear garden. Wood effect laminate flooring. Radiator. Pendant ceiling light.

#### Kitchen/ Dining Room 11'4 x 15'5 (3.45m x 4.70m)

Modern shaker style fitted kitchen with features to include: range of wall and base units with laminate worktops over and tiled splashbacks. 1.5 bowl sink with drainer and mixer tap. Inset four ring gas hob with tiled splashback and extractor hood over. Eyeline oven and grill. Space for undercounter washing machine. Space for free standing fridge/freezer.

French doors opening onto rear patio. Tiled flooring. Pendant ceiling lights. Radiator. Space for table and chairs.

### First Floor

#### Landing 9'1 x 8'5 (2.77m x 2.57m)

Half turn carpeted stairs from ground floor to first floor landing. Wood effect laminate flooring. Loft access hatch. Pendant ceiling light. Doors to all first floor rooms.

#### Master Bedroom 13'10 x 11'3 (4.22m x 3.43m)

Window overlooking front. Recessed space for full width run of wardrobes. Wood effect laminate flooring. Radiator. Pendant ceiling light.

#### Bedroom Two 11'4 x 11'4 (3.45m x 3.45m )

Window overlooking rear. Wood effect laminate flooring. Radiator. Pendant ceiling light.

#### Bedroom Three 8'3 x 15'8 (2.51m x 4.78m)

Window overlooking front. Fitted cupboard. Wood effect laminate flooring. Radiator. Pendant ceiling light.

#### Family Bathroom 9'1 x 5'6 (2.77m x 1.68m)

Modern three piece suite comprising panelled bath with hot and cold taps, wall mounted, mains connected shower with rainfall shower head and further detachable shower head fitment. and glass screen. Low level hidden cistern dual flush WC. Vanity unit containing sink with storage below. Part tiled walls. Wood effect laminate flooring. Velux window to front Radiator. Pendant ceiling light.

### Outside

Brick paved driveway offering off road parking and path to front door. Lawned front garden with side gate offering access to rear garden. Rear patio area accessed from the kitchen and living room. Large spacious wrap around garden mainly laid to lawn with mature trees and fenced boundaries. Rear garden gate offering access onto the bottom road below offering easy walking access to the town centre.

### Services & Tenure

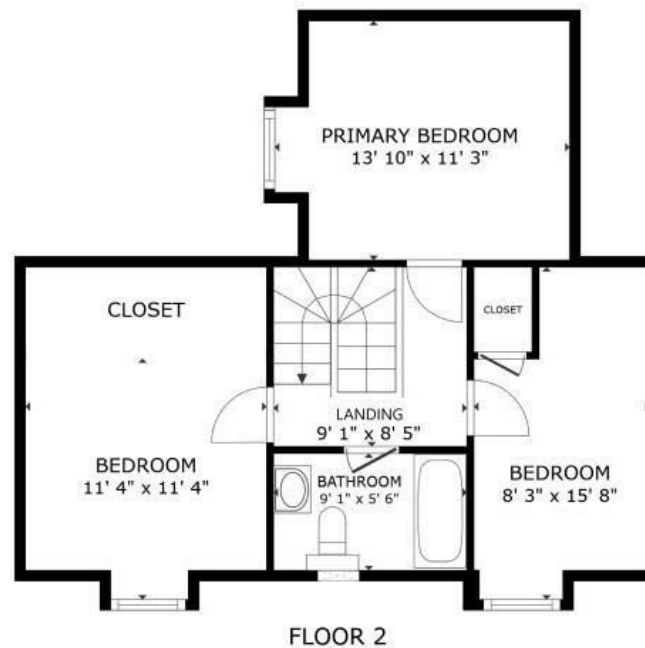
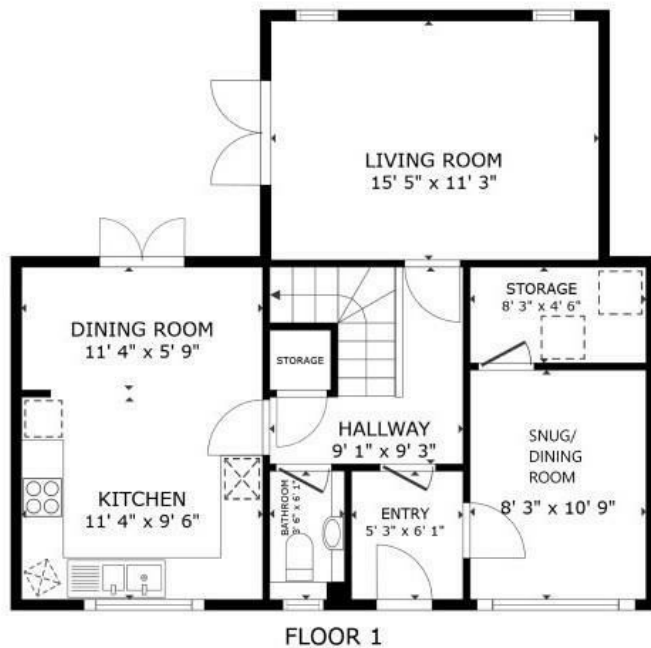
All mains services are connected to the property. Central heating via gas combination boiler. UPVC double glazing throughout. Freehold

### Directions

From our offices at 65 High Street turn left and proceed up to the traffic lights. Turn right onto the St Athan Road and take the first main turning left into Hillside Drive bearing left at the T junction. Follow the road around for about 300 yards and turn right into the cul de sac of houses and the property is at the end of the road.







**HARRIS & BIRT**  
 CHARTERED SURVEYORS &  
 ESTATE AGENTS

GROSS INTERNAL AREA  
 FLOOR 1 637 sq.ft. FLOOR 2 578 sq.ft.  
 TOTAL : 1,215 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>86</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>73</b>

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