Eastgate Court, Eastgate, Cowbridge, CF71 7AA

Price £550,000

HARRIS & BIRT

High Street, Cowbridge CF71 7AF

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Eastgate Court is a prestigious and bespoke gated development of four townhouses situated in the centre of the historic market town of Cowbridge. The properties, spanning a total of 1560sqft across three floors, have been fitted to an extremely high specification and offer brand new living within the heart of this historic town. The accommodation found in excellent condition briefly comprises entrance hall, kitchen, cloakroom and living/dining room to the ground floor with stairs leading down to the lower ground floor comprising utility area and master suite. Stairs lead up to the first floor where there are a further two bedrooms and family bathroom. Further benefits include Sigma 3 kitchen with Neff appliances, mutli-media points in all bedrooms and living room, flue provisions in the loft for purchasers wishing to retrofit a wood burning stove, oak doors throughout as well as sash windows made by local joiners.

The property is situated within a comfortable walking distance of Cowbridge High Street, that 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

Entrance Hall
Entered via wooden front door. Stairs leading to lower ground floor and first floor landing. Wooden double glazed sash windows to front elevation. Skimmed walls and ceiling. Fitted carpet. Double radiator. Built in storage cupboard behind oak door. Further oak door leads through into;

Kitchen 12' x 7'10" max (3.66m x 2.39m max)
Modern fitted kitchen crafted in Wales by Sigma 3 and offering sleek slate grey high gloss base units with contrasting almond white high gloss wall units with matching slate grey Quartz work surfaces including curved grooved drainer and matching upstands glass splashback. Further features include inset stainless steel sink with swan neck mixer tap. Integrated Neff slimline dishwasher with decor panel. Neff gas four ring hob with underset electric fan double oven and overhead extractor. Integrated eyeline Neff microwave. Integrated up and over fridge/freezer with decor panel. Wooden double glazed sash window to front. Skimmed walls and ceiling with inset brushed chrome spotlighting. Slate effect tiled flooring. Space for washing machine and tumble dryer.

Cloakroom
Modern two piece suite comprising low level dual flush WC and modern wall mounted wash hand basin with underset vanitory unit and chrome mixer tap. Skimmed walls and ceiling with LED spotlighting. Terrazzo style tiled splashbacks. Matching geometric tiled flooring. Chrome heated towel rail. Extractor.

Living Room 15'10" x 15'7" (4.83m x 4.75m)
Wooden double glazed pedestrian door leading out to rear garden. Two wooden double glazed sash windows to rear with views over the rear garden. Skimmed walls and ceiling. Fitted carpet. Two double radiators.

Lower Ground Floor
Accessed via carpeted quarter turn staircase.

Utility Area
Range of fitted white high gloss base units with space for further utilities including washing machine and tumble dryer. Dark mottle effect work surfaces with inset stainless steel sink and drainer. White metro tiled splashbacks. Inset pelmet lighting. Skimmed walls and ceiling. Slate effect tiled flooring. LED spotlighting.

Inner Hall
Offering access through utility area and master suite. Skimmed walls and ceiling with inset LED spotlighting. Fitted carpet. Radiator. Two walk in storage cupboards. Could be used as lift shaft if necessary.

Master Suite Bedroom One 20'6" x 15'8" (6.25m x 4.78m)
Three wooden double glazed sash windows to rear elevation. Skimmed walls and ceiling. Attractive raised built in shelf unit. Fitted carpet. Two radiators. Doorway leads to;

Master Suite Bathroom One
Three piece suite in white comprising oversized walk in shower cubicle with integrated chrome shower and rainfall shower head attachment as well as separate shower head fitment. Two wall mounted His and Hers wash hand basins with slate grey underset vanity unit and curved chrome mixer tap. Low level dual flush WC. Porcelain tiled splashbacks with attractive matching tiled flooring. Graphite wall mounted heated towel rail. Range of spotlighting. Two eyeline mirrors set above wash hand basins.

First Floor

Landing
Accessed via full turn staircase from entrance hall. Inset wooden double glazed Velux window set into eaves offering plenty of natural light. Skimmed walls and ceiling. Access to loft via hatch. Fitted carpet. Two built in walk in storage cupboards, one offering potential for lift from lower ground floor to first floor. Second cupboard housing Ideal Logic gas combination boiler and hot water pressure cylinder. Velux remote control housed to wall.

Bedroom Two 12'5" x 15'8" (3.78m x 4.78m)
Three wooden double glazed sash windows to rear. Skimmed walls and ceiling. Fitted carpet. Double radiator.

Bedroom Three 9'11" x 12'6" (3.02m x 3.81m)
Wooden double glazed sash windows to front. Skimmed walls and ceiling. Alcove perfect for wardrobe. Fitted carpet. Radiator.

Bathroom Two
Modern four piece suite comprising free standing roll top bath with mid chrome mixer tap and separate sleek shower head fitment and temperature controls. Inset quadrant walk in shower cubicle with chrome shower and rainfall shower as well as separate shower head fitment. Low level dual flush WC and oversized wall mounted wash hand basin with sleek handless vanitory unit underset. Eyeline mirror. Attractive porcelain tiled walls. Contrasting porcelain tiled flooring. Skimmed walls and ceiling with inset ceiling spotlighting. Wooden double glazed velux window set into eaves offering plenty of natural light. Wall mounted heated towel rail.

Further Information
The property has been built with a lift in mind. There are already knock out panels in the floors to take the lift (i.e the structural work has been done to form the openings in the floors) and it would be easily achievable to retrospectively add.

Outside

Garden and Grounds
The property is accessed to front via a private forecourt to the four town houses looking out over Eastgate. Sheltered paved area access from living room via external stairs leading down to garden. Private and secluded via enclosed close boarded fencing. Parcel mainly laid to lawn. Two private parking spaces to front.

Services
Mains water, gas, electricity and drainage. Gas fired central heating boiler housed to first floor cupboard.

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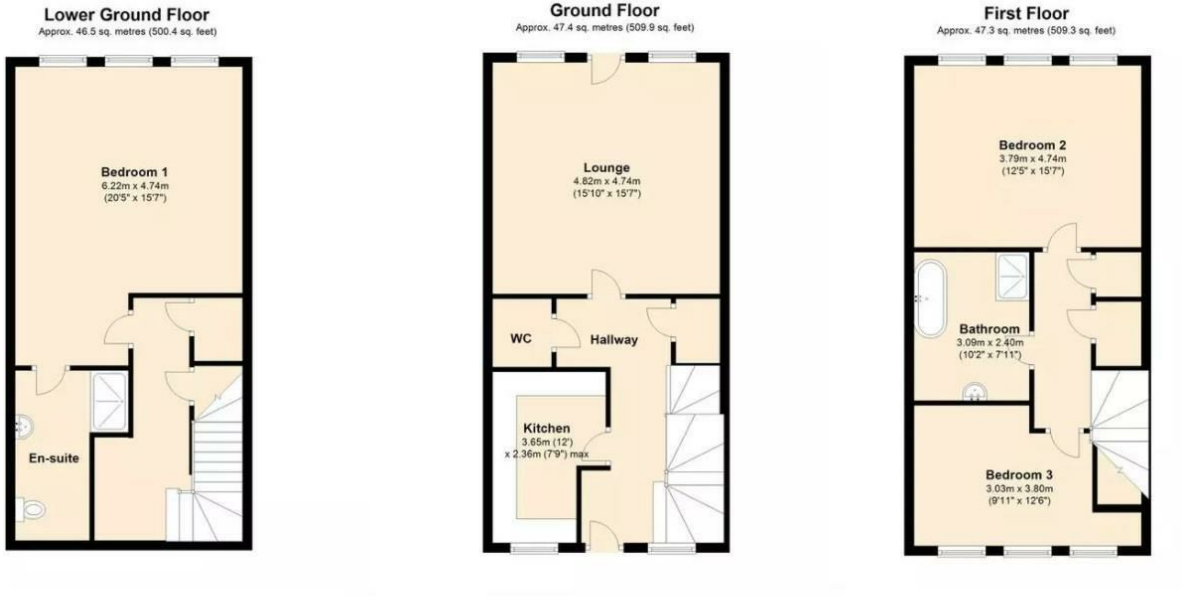
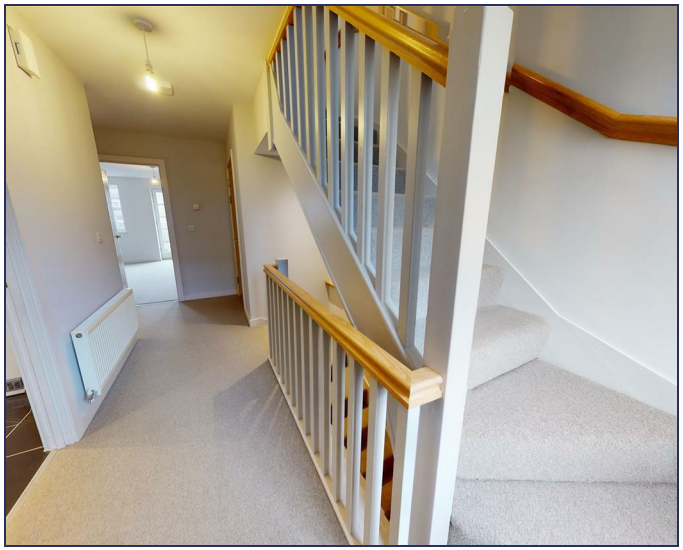


Total area: approx. 141.2 sq. metres (1519.7 sq. feet)



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