



26a High Street

Cowbridge CF71 7AG

£795 Per Month

HARRIS & BIRT



A well appointed one bedroom first floor flat conveniently situated 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 £795 pcm. Deposit £895. Available Now.

### Accommodation

#### **Kitchen/Living Room 20'8" x 11'8" (20'11" x 11'09" ) (6.30m x 3.56m (6.38m x 3.58m ))**

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

#### **Bedroom 12'4" x 9' (3.76m x 2.74m)**

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

#### **Bathroom 5'3" x 8'2" (1.60m x 2.49m)**

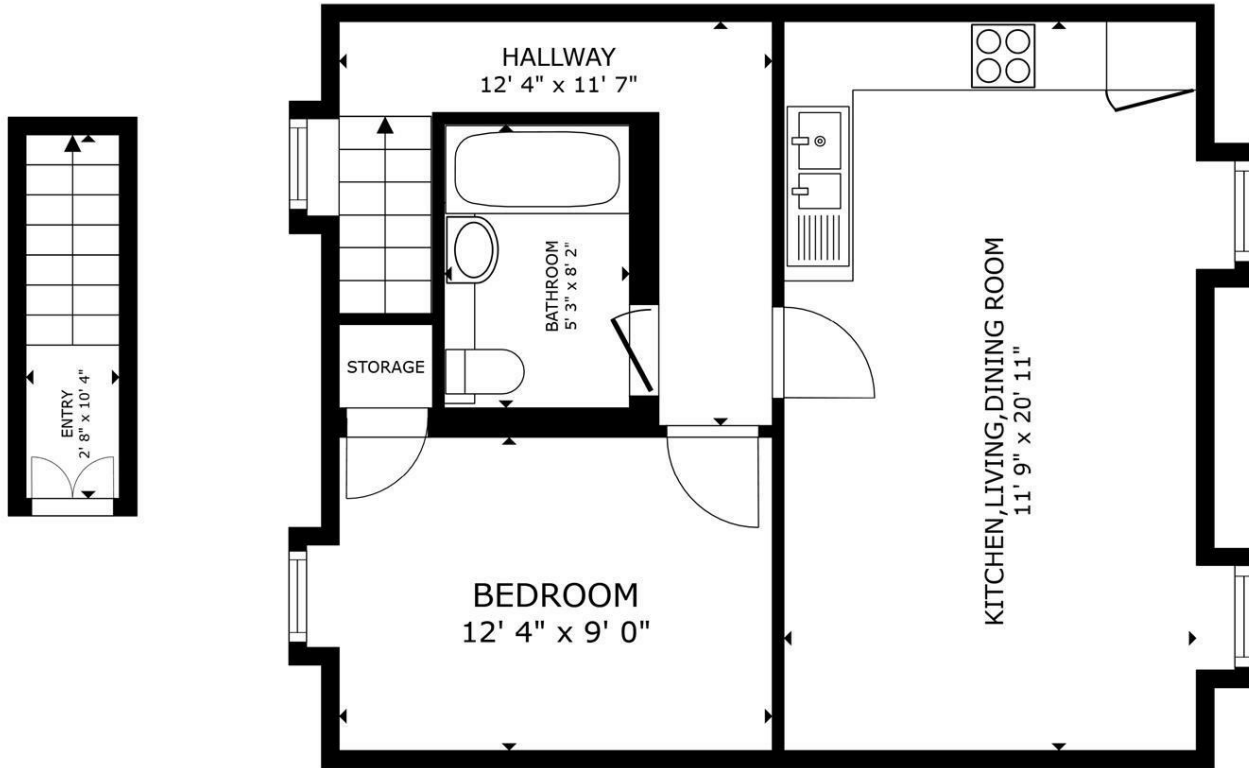
Three piece suite in white comprising low level WC, wash hand basin into vanity unit and panelled bath with shower overhead.

### 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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GROSS INTERNAL AREA  
 FLOOR 1 28 sq.ft. FLOOR 2 522 sq.ft.  
 TOTAL - 550 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>73</b>	<b>75</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>59</b>	<b>62</b>

