35, De Clare Lodge Westgate

Cowbridge CF71 7FR

Price £525,000

HARRIS & BIRT

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Harris & Birt are pleased to market this impressive two bedroom, top floor, independent living apartment situated within the highly sought after over 60's Churchill development right in the heart of Cowbridge town centre built 5 years previous. The apartment offers wonderful views from the top floor via a dual aspect corner plot. Within just a short walk of Cowbridge town centre and enjoys wonderful communal facilities. The apartments accommodation briefly comprises entrance hall, open plan living/dining room, kitchen, two good sized bedrooms, master en suite and dressing room with further bathroom. Allocated parking to front for residence.

The property is within a short walk 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 12'6 x 10'7 (3.81m x 3.23m)
Entered via wooden front door with voice activation from communal grounds. Fitted bell. Open entrance hallway that expands the full width of the property. Skimmed walls and ceiling. Fitted carpet. Electric fitted radiators. Two good sized storage cupboards. One housing meters and RCD fuse board as well as fibre box. The other offering good storage options for household amenities. Communicating doors to all first floor rooms.

Living/Dining Room living room (12'9" x 11'8") dining room (11'1" x 1 (living room (3.89m x 3.56m) dining room (3.38m x 3)
Wonderfully attractive principal reception room with plenty of natural light via a full range of UPVC double glazed windows overlooking The Bear Field and out towards the rugby and cricket club. Electric log effect fire housed to wall with attractive dove grey surround and hearth. Skimmed walls and ceiling. Fitted carpet. Fitted electric radiator. Glazed door to;

Kitchen
Modern fitted kitchen in a dove grey high gloss finish with range of wall and base units set under and over a quartz effect work surface. Features including Zanussi eyeline fan oven. Integrated Zanussi washer and dryer. Stainless steal sink and drainer. integrated under counter fridge behind matching decor panel. Integrated under counter freezer. Electric induction four ring hob with overhead chrome Zanussi extractor. UPVC double glazed window to the front elevation facing south. Matching tiled splash back. Skimmed walls and ceiling. Inset LED spotlighting. Wood effect block vinyl flooring.

Master Suite Bedroom One 22'4 x 9'4 (6.81m x 2.84m)
An excellent sized double bedroom. UPVC double glazed window to rear elevation. Skimmed walls and ceiling. Fitted carpet. Access to loft via hatch. Electric fitted radiator. Door to;

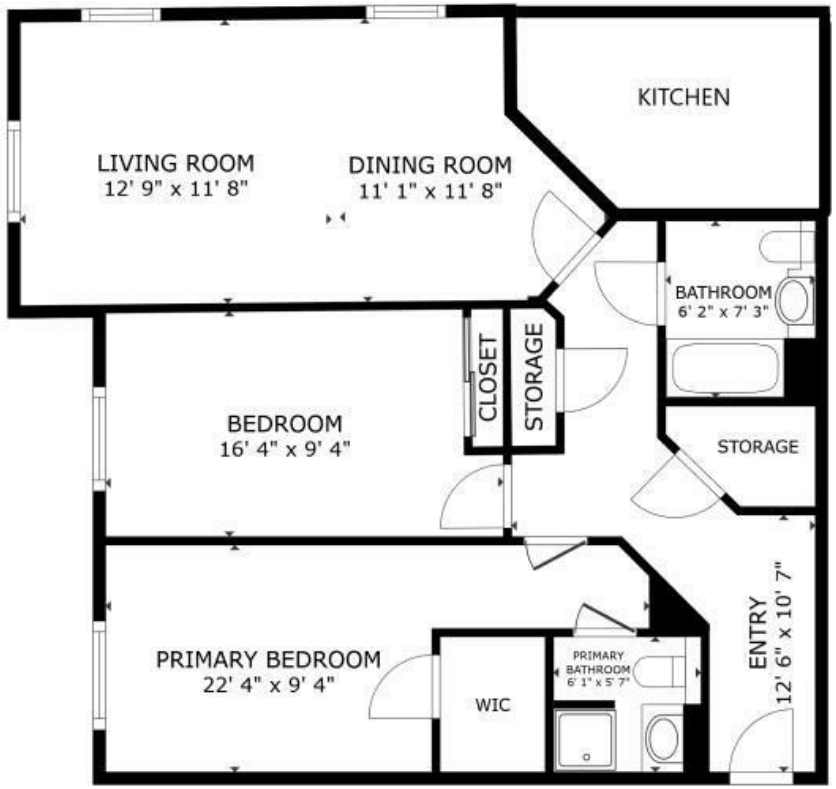
Master Suite Dressing Room
Attractive dressing room with range of fitted furniture including high level hanging rails and open shelving. Skimmed walls and ceiling. Power and light. Fitted carpet.

Master Suite Bathroom One 6'1 x 5'7 (1.85m x 1.70m)
Three piece suite in white comprising quadrant shower cubicle with integrated chrome shower and shower head fitment. Wash hand basin with chrome mixer tap set into oak finished vanity unit with eyeline unit and LED pelmet lighting. Low level hidden cistern dual flush WC by Roca. Tiled walls. Vinyl laid flooring. Skimmed ceiling. Chrome wall mounted heated towel rail. Thermostatic controls.

Bedroom Two 16'4 x 9'4 (4.98m x 2.84m)
Another good sized double bedroom. UPVC double glazed window to rear elevation overlooking bear fields and rugby club beyond. Skimmed walls and ceiling. Fitted carpet. Fitted electric radiator. Two door run of built in wardrobes with sliding mirror fronted doors.

Bathroom Two 6'2 x 7'3 (1.88m x 2.21m)
Three piece suite in white comprising wood panelled bath with integrated chrome shower and shower head attachment. Attractive vanity unit in a light Oak finish. Inset wash hand basin and hidden cistern dual flush WC. Eyeline mirror vanity unit with inset spotlighting. Fully tiled walls. Vinyl laid flooring. Chrome heated towel rail.

Services
Communal services 2x half yearly instalments. Each instalment is £2611, equal to £435 per month. Ground rent is payable on the same basis of above. Water and drainage included in service charge. Electricity is separately metered.

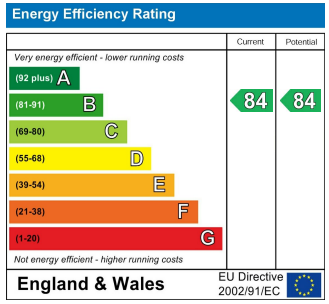


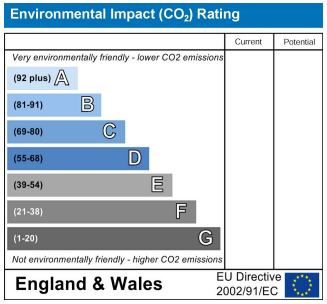
FLOOR PLAN

HARRIS & BIRT
CHARTERED SURVEYORS & ESTATE AGENTS

GROSS INTERNAL AREA
FLOOR PLAN 844 sq.ft.
TOTAL : 844 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport





HARRIS & BIRT

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