



# 13 Hopyard Meadow

Cowbridge, CF71 7AN

Price £205,000

HARRIS & BIRT



An excellent opportunity to purchase this two bedroom, spacious and airy, second floor flat offering wonderful views across the valley towards Llanblethian. Found in excellent condition with a newly installed gas boiler and fuseboard, and with accommodation briefly comprising entrance hall with dining area, living room, kitchen, two bedrooms and fitted bathroom. The property benefits from uPVC double glazing, modern fitted kitchen and bathroom, gas fired central heating and built in wardrobe to master bedroom. The property is situated off the communal hallway with parking to front. Attractive communal gardens. Easy walking distance to Cowbridge High Street and all its amenities.

It is located in a well regarded development in a particularly convenient location with a short level walk down Westgate into the High Street in the heart of the town bringing all of the towns excellent facilities within easy walking distance. These include a wide range of shops both national and local including Waitrose, library, health centre, sporting and recreational facilities including leisure centre, cricket club, bowls club, tennis club etc. Cowbridge is an attractive market town in the heart of the Vale of Glamorgan with the heritage coastline just a few miles to the south. The good local road network brings major centres including the capital city of Cardiff, Bridgend, Newport, Swansea etc all within easy commuting distance.



## Accommodation

### Entrance Hallway/ Dining Area 10'7 x 7'10 (3.23m x 2.39m)

An open plan entrance hallway with skimmed walls. Coved ceiling. uPVC double glazed window to front elevation set into dormer. Fitted radiator. Fitted carpet. Serving hatch into kitchen. Useful and pragmatic dining space. Intercom system. Airing cupboard housing gas combination boiler as well as open shelving.

### Kitchen 7'3 x 10'10 (2.21m x 3.30m)

Shaker style light oak fitted kitchen with mottle effect worksurface. Features including electric four ring hob with underset electric fan oven. Stainless steel sink and drainer. Plenty of space for washing machine and up and over fridge/freezer. uPVC double glazed Velux window set into eaves with inset black out blinds. Tiled splashbacks. Skimmed walls. Textured finished ceiling. Tile effect vinyl laid flooring.

### Living Room 11'3 x 15' (3.43m x 4.57m)

Attractive uPVC double glazed picture window to front elevation with inset vertical blind. Electric pebble effect fire

set with an oak surround and marble laid hearth. Skimmed walls. Textured finished ceiling. Fitted carpet. Fitted radiator.

### Master Bedroom 11'3 x 11 (3.43m x 3.35m)

Good sized double bedroom. Two uPVC double glazed Velux windows with inset black out blinds. Skimmed walls. Textured finished ceiling. Fitted carpet. Fitted radiator. Three door run of floor to ceiling mirror fronted fitted wardrobes.

### Bedroom Two 10'7 x 7'6 (3.23m x 2.29m)

uPVC double glazed window to rear elevation. Skimmed walls. Textured finished ceiling. Fitted carpet. Fitted radiator. Built in storage cupboard housing open shelving.

### Bathroom 6'7 x 7'4 (2.01m x 2.24m)

Three piece suite in white comprising panelled bath with chrome mixer tap and shower head fitment. Low level dual flush WC. Pedestal wash hand basin. uPVC double glazed Velux with inset black out blind. Fully tiled walls. Tile effect vinyl laid flooring. Fitted radiator. Extractor fan.

## Outside

The property is situated in an

attractive apartment block with tarmacadam laid parking for numerous cars. There are mature trees that flank the property and provide an element of privacy. Communal gardens that wrap around. Found in excellent condition.

## Communal

There is an intercom system through into the main communal lobby. Staircase takes you up to the second floor where the property resides.

## Tenure & Services

The property is serviced by mains gas electric water and drainage. The property is being sold on a 999 year leasehold basis. However the property will be sold with a benefit of a share of the freehold. An annual service charge approx £1100 is applicable.

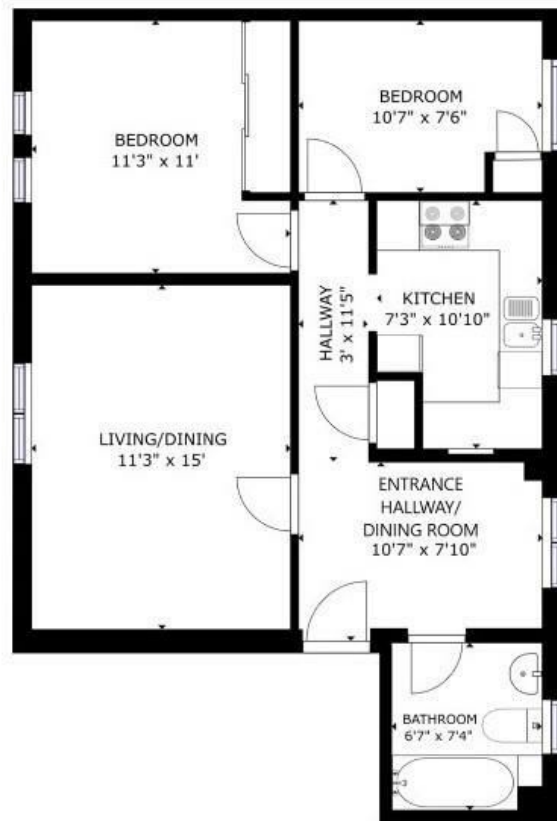
## Directions

From our office at 65 High Street turn right up towards Westgate, travel approximately 500 yards before turning left into Hopyard Meadow.









HARRIS  
& BIRT  
Chartered Surveyors  
Land and Estate Agents

GROSS INTERNAL AREA  
FLOOR 1: 668 sq ft  
TOTAL: 668 sq ft  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

65 High Street, Cowbridge, CF71 7AF

359 Caerphilly Road, Cardiff, CF14 4QF

01446 771777 cowbridge@harrisbirt.co.uk

02920 614411 cardiff@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



| 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 |           |

| 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 |           |

