



2 Honeysuckle Cottages

North Road, Cowbridge CF71 7DF

£895 PCM

HARRIS & BIRT



A well appointed pretty two bed roomed cottage conveniently situated just off the High Street in the centre of Cowbridge. The accommodation has been recently refurbished throughout and comprises a good size living room, modern kitchen, two bedrooms and a stylish bathroom. The property benefits from an allocated off road parking space.

IMMEDIATELY AVAILABLE at £895 PCM - EPC TBC, Council tax band D. Deposit £995.

Accommodation

Ground Floor

Entrance Hall

Staircase leading up to first floor landing.

Kitchen 13'4" x 10'5" (4.06 x 3.18)

Oak front entrance door. Window to front. Modern kitchen with a range of floorstanding units in cream with under counter electric oven with induction hob, stainless steel single sink with drainer. Laminate wood effect worktops. Tiled splashback. Space for appliances. Chinese slate floor. Stairs to first floor. Door to living room.

Living Room 13'5" x 10'9" (4.09 x 3.28)

Window to front. Decorative original fireplace set on stone hearth. Under stairs storage cupboard. Oak front entrance door. Storage heater. Carpet.

First Floor

Landing

Stairs from ground floor. Velux window. Storage

cupboard housing hot water tank. Loft access hatch. Carpet. Communicating doors to all first floor rooms.

Master Bedroom 11'5" x 13'6" max (3.48 x 4.11 max)

Window to front. Range of built in wardrobes. Storage heater. Carpet.

Bedroom Two 8'2" x 6'7" max (2.49 x 2.01 max)

Window to front. Storage heater. Carpet

Bathroom 6'3" x 7'0" (1.91 x 2.13)

Modern 3 piece suite comprising low level WC, cabinet containing wash hand basin, panel bath with wall mounted electric shower and glass shower screen. Part tiled walls. Tiled floor. Velux window. Stainless steel wall mounted heated towel rail.

Services

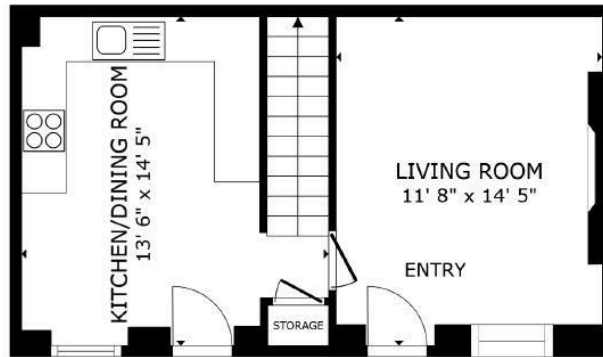
Mains water, electricity and drainage. Heating is provided via electric storage heaters. The property benefits from Upvc double glazing throughout.

Outside

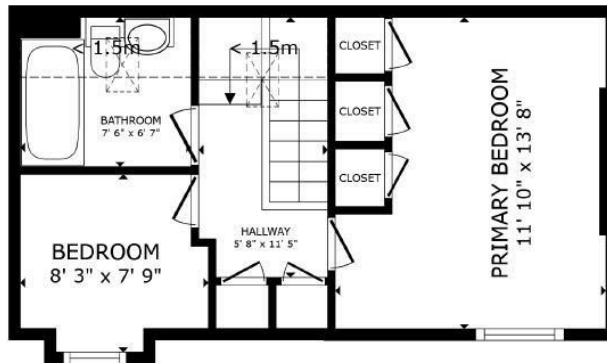
Allocated parking space to side of the property.







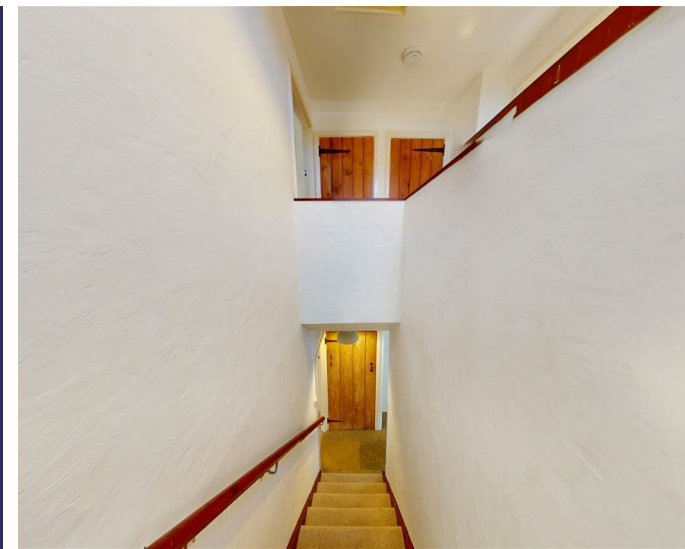
FLOOR 1



FLOOR 2

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GROSS INTERNAL AREA
FLOOR 1 358 sq.ft. FLOOR 2 319 sq.ft.
EXCLUDED AREAS : REDUCED HEADROOM 35 sq.ft.
TOTAL : 678 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

65 High Street, Cowbridge, CF71 7AF

01446 771777 cowbridge@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF

02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		51
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

