



2 Limes Court, Cowbridge, CF71 7BL

The Vale of Glamorgan

Fixed Price **£249,950**

2 Limes Court

Rarely available 2 double bedroom, ground floor apartment, centrally located to Cowbridge High Street. Offering well proportioned accommodation, private parking and use of communal gardens.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Very well presented, modern ground floor apartment.
- Situated in a select purpose built development of only 6.
- Hall, open plan kitchen/living/dining room, two double bedrooms with integrated storage and bathroom.
- Secluded, town centre location.
- Communal gardens and grounds to the front and rear.
- Allocated parking space with provision for visitor parking.
- Sold with no onward chain.





2 Limes Court

Rarely available 2 double bedroom, ground floor apartment, centrally located to Cowbridge High Street. Offering well proportioned accommodation, private parking and use of communal front and rear gardens.

Main door through to communal hall where No. 2 lies to your right-hand side. A modern fitted timber front door opens to Hallway with engineered oak flooring laid and ceiling light. A highly sociable open plan Kitchen/ living/dining area with a continuation of the oak engineered flooring, pendant ceiling light to the dining and living area. A light and bright space with large windows drawing light in from the front and rear elevation. The recently fitted 'shaker' style kitchen offers a 'u' shaped run of predominantly base mounted units with further wall mounted over. In addition, wooden effect countertops with a subway tiles splashback and Spanish style tiled flooring. Appliances to remain include an electric oven with induction hob and provision for white goods.

Bedroom one is a well-proportioned double in size with engineered wooden flooring, integrated double wardrobe with hanging rails flanked by shelves. Double Bedroom two is a rear facing room with built in double wardrobe and shelving with garden views over the back.

Modern fitted bathroom comprises a three-piece suite with a panel path with electric shower over, low level WC with ceramic sink to the side with vanity storage under. Stylish tiles flooring and walls are a pleasant addition with a frosted window to the rear elevation. An airing cupboard is accessible with access to the pressurised water tank.

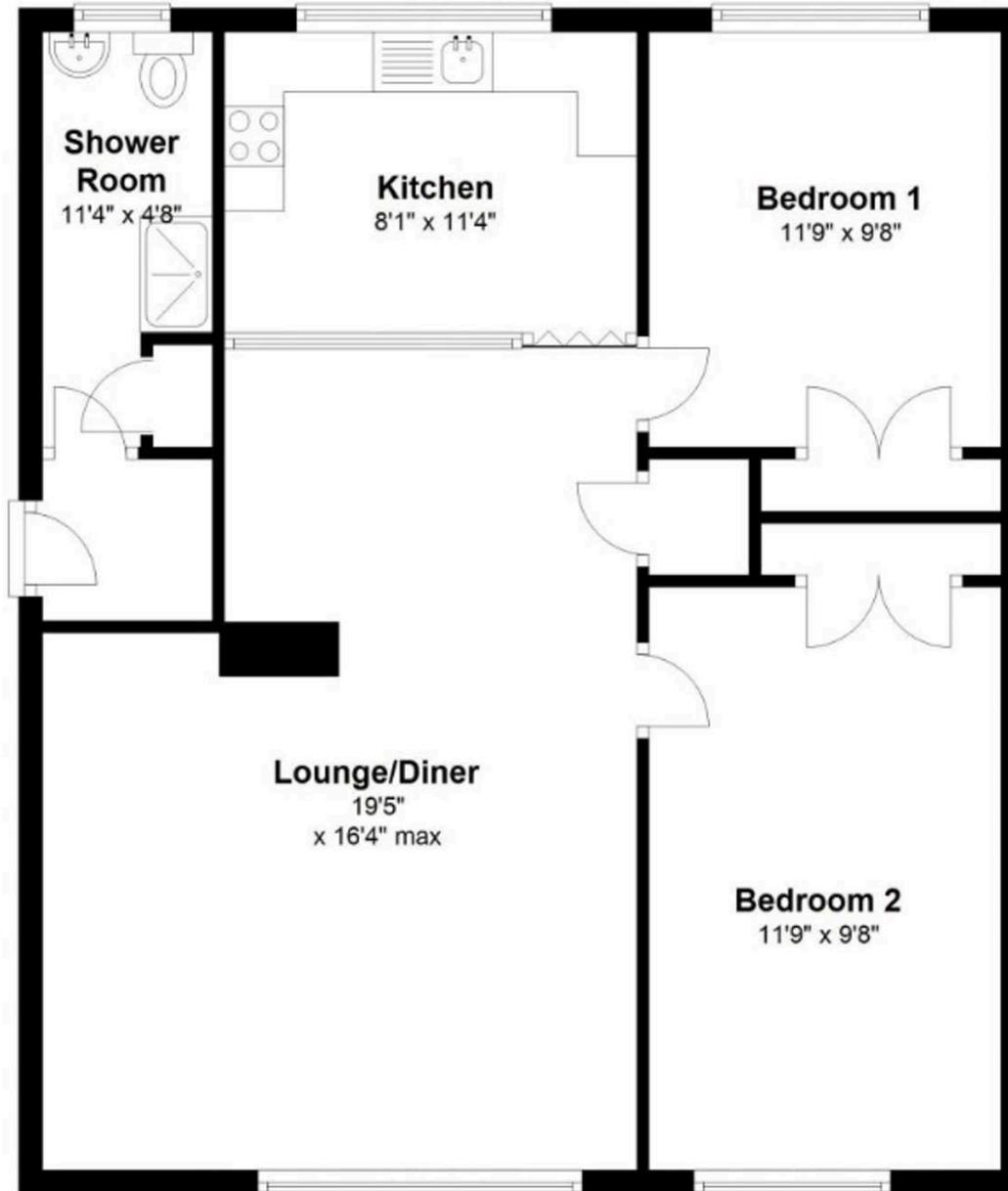
Outside, No.2 benefits from an allocated parking space with visitor parking available. Communal gardens lie to the front and rear.

The front a well-kept lawn with central pathway leading to the communal entrance.

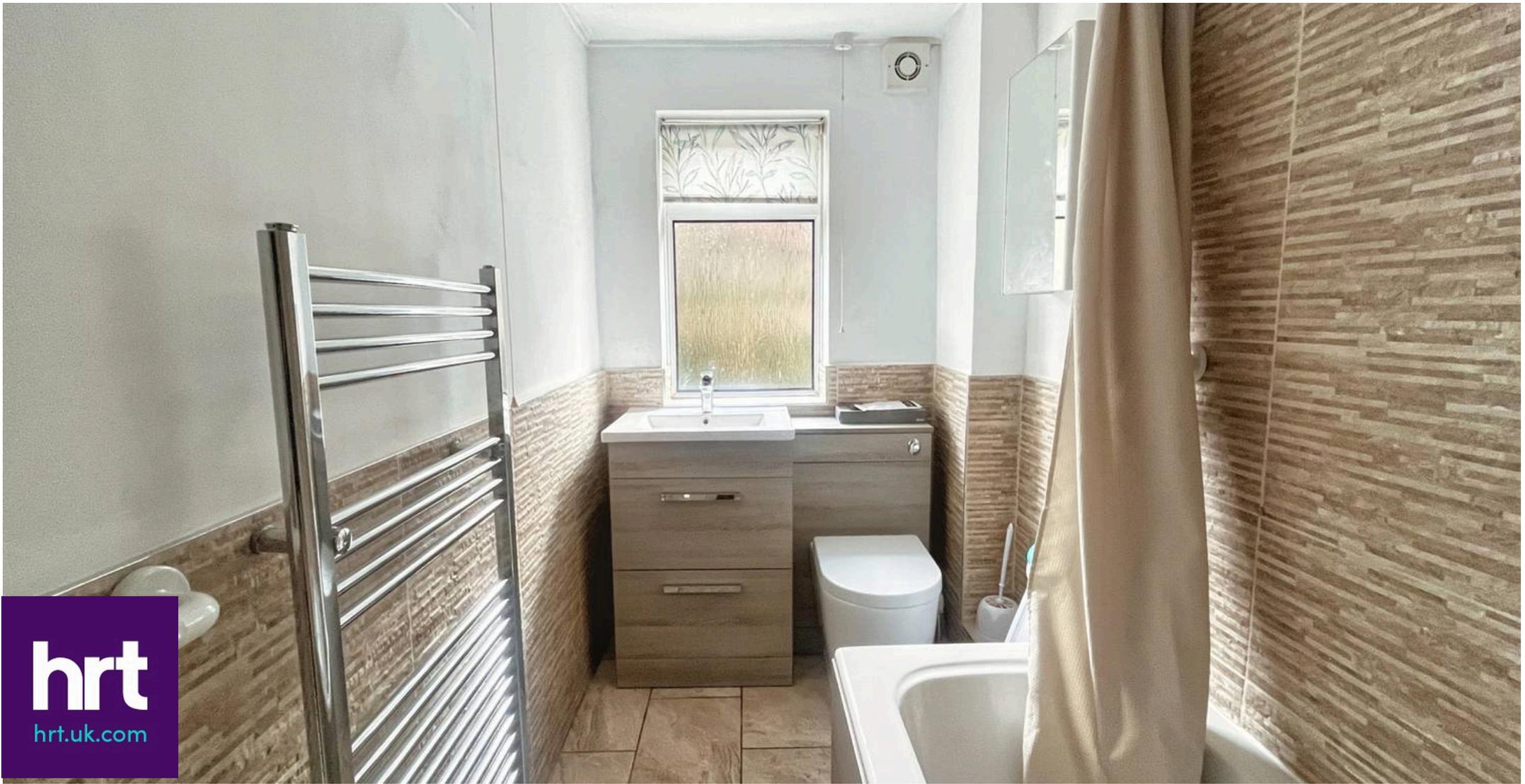
The rear garden is primarily gravelled with a decked area, fringed by green borders. It is useful to note a dedicated area for bin storage and fitted clothes lines can be used by residents.

Ground Floor

Approx. 783.2 sq. feet



Total area: approx. 783.2 sq. feet



Herbert R Thomas

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