



**Westgate,  
Cowbridge CF71 7FR**

- EPC Rating: Exempt
- Apartment 26
- Fitted carpets
- Allocated parking
- High Specification 1 bedroom first floor retirement apartment just off Cowbridge high street





## About The Property

**LAST APARTMENT REMAINING!** Apartment 26 is a 1st floor retirement apartment with a high specification Kitchen & Bathroom plus Carpets \* PART EXCHANGE considered \* Move for FREE!

De Clare Lodge is an exclusive development of thirty-seven new retirement homes for sale within the traditional Market Town of Cowbridge, which offers an array of boutique shops and restaurants.

All apartments are completely self-contained with their own front door, providing you with privacy and peace and quiet when you want it but also offers a community feel.

## Accommodation

### Information

The Lodge is less than 150 metres from the high street and boasts beautiful views across Bear Field, which is why we feel that Cowbridge is an ideal location for our retirement homes.

Cowbridge itself is just seven miles from Cardiff and benefits from being close to all of the modern amenities of the city, while still offering a more relaxed, slower pace of life offered in the suburbs. The pretty market town is a hugely popular destination and one of the most sought-after locations in Wales.

Frequent bus services run to Cardiff and the airport is close by as well - perfect if you're planning some holidays in your retirement!

Cowbridge is known for its unique, family-owned shops that sell everything from clothes and jewellery, to antiques, crafts and leather goods. Various coffee shops and restaurants also scatter the town, so you'll never be short of things to do. Traditional shops include a bakery, a butcher's and a greengrocer's so you can pick up your fresh produce every week.

Just fifteen minutes from the beach, Cowbridge offers the best of both worlds, with plenty of places to relax, while

# Peter Alan - Cowbridge

01446 772857  
enquiries@pablack.co.uk  
peteralan.co.uk



- \* Double glazed windows
- \* Walk in wardrobe
- \* Illuminated light switches
- \* Safety locks on windows
- \* TV and telephone points in living room and bedroom
- \* Energy-efficient, low carbon, economical heating system
- \* Hallway storage cupboard

## Shower Room

- Contemporary white sanitary ware with chrome finishes
- \* Easy turn mixer taps
- \* Heated chrome towel rail
- \* Under sink vanity unit
- \* Mirrored wall unit with integrated shaver point
- \* Low level shower tray
- \* Thermostatic shower
- \* Slip-resistant flooring
- \* Ceramic wall tiling

having all the essentials in close proximity.

## Disclaimer

The images provided are for marketing purposes only and may not reflect the individual apartment advertised. Integral inspection is advised to establish each specific apartment.

## Owners Lounge

De Clare Lodge benefits from having an owners lounge exclusively for the occupiers

## Safety & Security

- \* Video entry system
- \* Intruder alarm
- \* Mains connected smoke detector
- \* 24 hour support provided by a call system
- \* Multi-point locking system to the front door of individual apartment
- \* Sprinklers fitted to apartments, owners lounge & guest suite

## Interior



- One Bedroom Apartment
- Two Bedroom Apartment

- B Buggy store
- CB Coffee bar
- E Entrance
- GS Guest suite
- L Lift
- O Office
- P Plant room
- R Refuse room
- REC Reception
- S Service area
- ST Store
- W Communal WC

### Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

