

Herbert R Thomas Son & Edwards

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Chartered Surveyors

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Hopyard Meadow Cowbridge



PRESTIGE DEVELOPMENT OF 23 LUXURY FLATS
BY ROBERT THOMAS (COWBRIDGE) LTD
MAIN CONTRACTORS:
R. T. CONTRACTORS LTD., COWBRIDGE

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of Contract, Warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas, Son and Edwards.

Particulars of
High Quality New Craftsmen Built Flats
of One and Two Bedroom Design

at

HOPYARD MEADOW
Westgate, Cowbridge, South Glamorgan

This exclusive small development will total 23 flats comprised within four detached blocks designed by local architect Keith Evans, R.I.B.A. of Cowbridge, constructed in landscaped grounds which include wide level lawned and paved areas together with car courts and attractive shrubberies, etc.

Located just off the south side of Westgate, this unique development is most conveniently situated within easy level walking distance of the shopping centre, schools and wide range of other amenities in this thriving Market Town.

The specification of each flat will be excellent, to include cavity wall insulation, full gas fired central heating and double glazing, a well appointed kitchen with tumble drier and waste disposal unit, generous wall tiling and coloured bath suite, sapele faced doors and ample power and lighting points, etc. A security 'Speak Phone' system will be installed in each flat with shared approach. Every flat will be sold with its own numbered parking space within the grounds, and there will be additional parking areas for the benefit of visitors.

It is intended that all Purchasers will in their mutual interests combine to form a Management Company which will be responsible for future maintenance of all common parts of the development, not adopted by the Local Authority e.g.:- Car courts, footpaths, drains, exterior lighting, lawns and shrubberies, etc.

TENURE: LEASEHOLD - for a term of 99 years.
Progressive Annual Ground Rent: 1st 33 years £45.00 per annum)
2nd 33 years £90.00 per annum) Both
3rd 33 years £150.00 per annum.) Types

Services Mains water, electricity, gas and drainage.

Rateable Value To be assessed. The Rating Authority is the Vale of Glamorgan Borough Council at Civic Offices, Holton Road, Barry, South Glamorgan. CF6 6RV.

Interested parties please note that part of the Lessor's costs are to be met by the purchaser.

WITH N.H.B.C. WARRANTY.

PHASE II
HOPYARD MEADOW
WESTGATE
COWBRIDGE
SOUTH GLAMORGAN

	<u>TYPE 'A'</u>	<u>ACCOMMODATION</u>	<u>TYPE 'B'</u>
HALL	3.6 x 1.3m/11'9" x 4'3"	HALL	2.2 x 1.8m/7'3" x 5'10"
LOUNGE	4.55 x 3.4m/14'10" x 11'2"	LOUNGE	4.8 x 3.4m/15'9" x 11'2"
KITCHEN	3.9 x 2.25m/12'9" x 7'4"	KITCHEN	3.2 x 2.15m/10'6" x 7'1"
BEDROOM	4.5 x 3.2m/14'9" x 10'6"	BEDROOM (1)	3.25 x 3.4m/10'7" x 11'2"
BATHROOM	2.3 x 1.75 m/7'7" x 5'9"	BEDROOM (2)	2.63 x 3.7m/8'8" x 12'2"
		BATHROOM	2.2 x 1.8m/7'3" x 5'10"

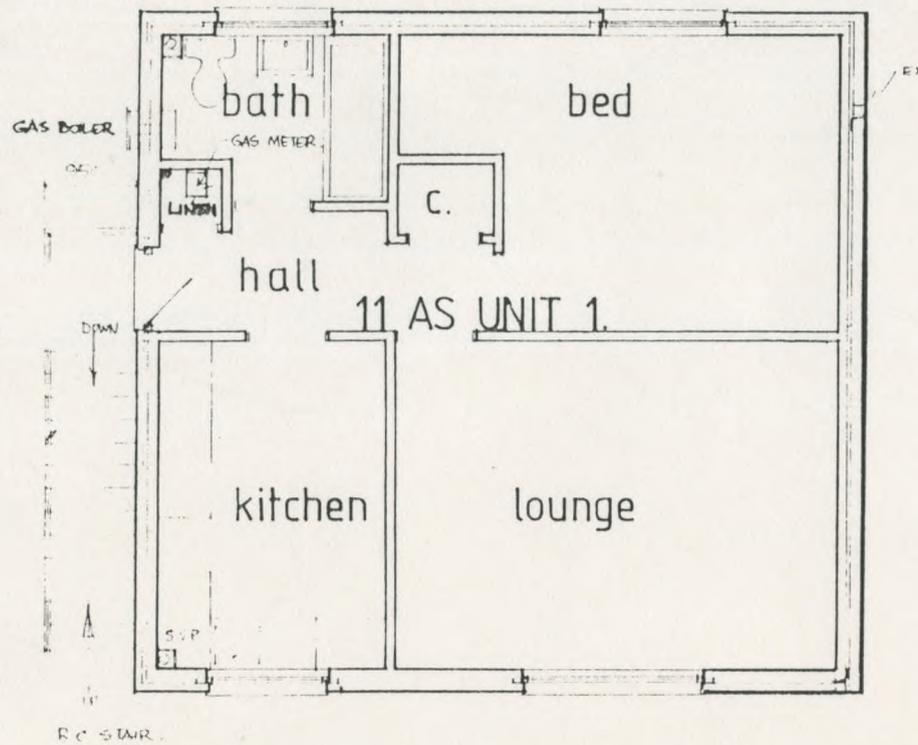
CURRENT PRICES

PHASE II
SEVEN FLATS

TYPE 'B'

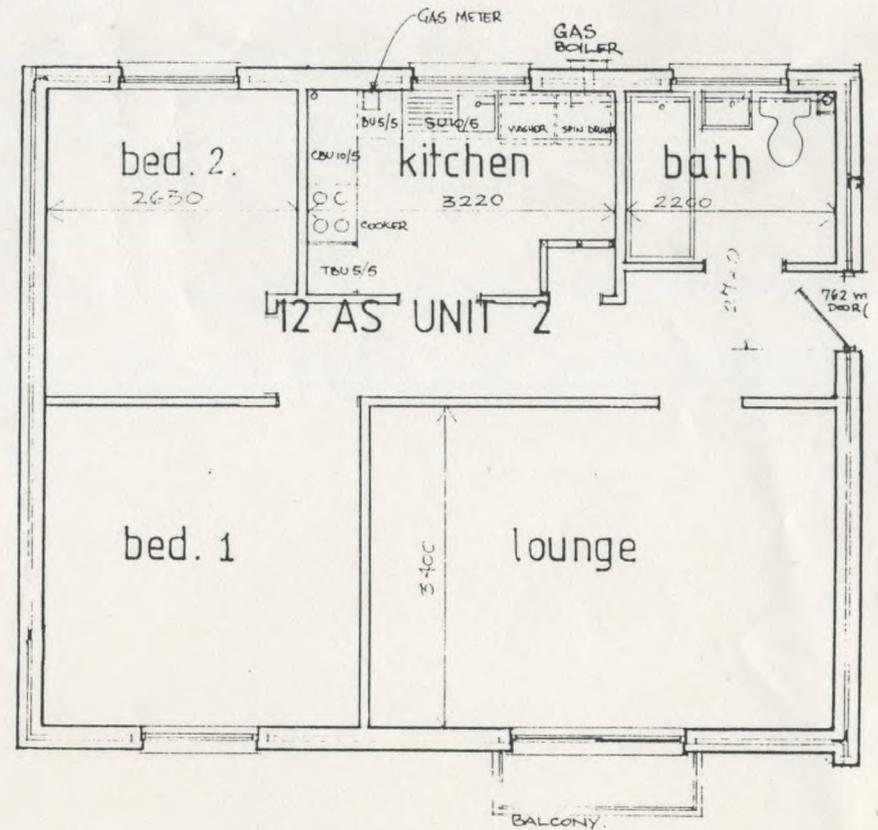
TWO-BEDROOMED FLAT

36000 likely to
be more



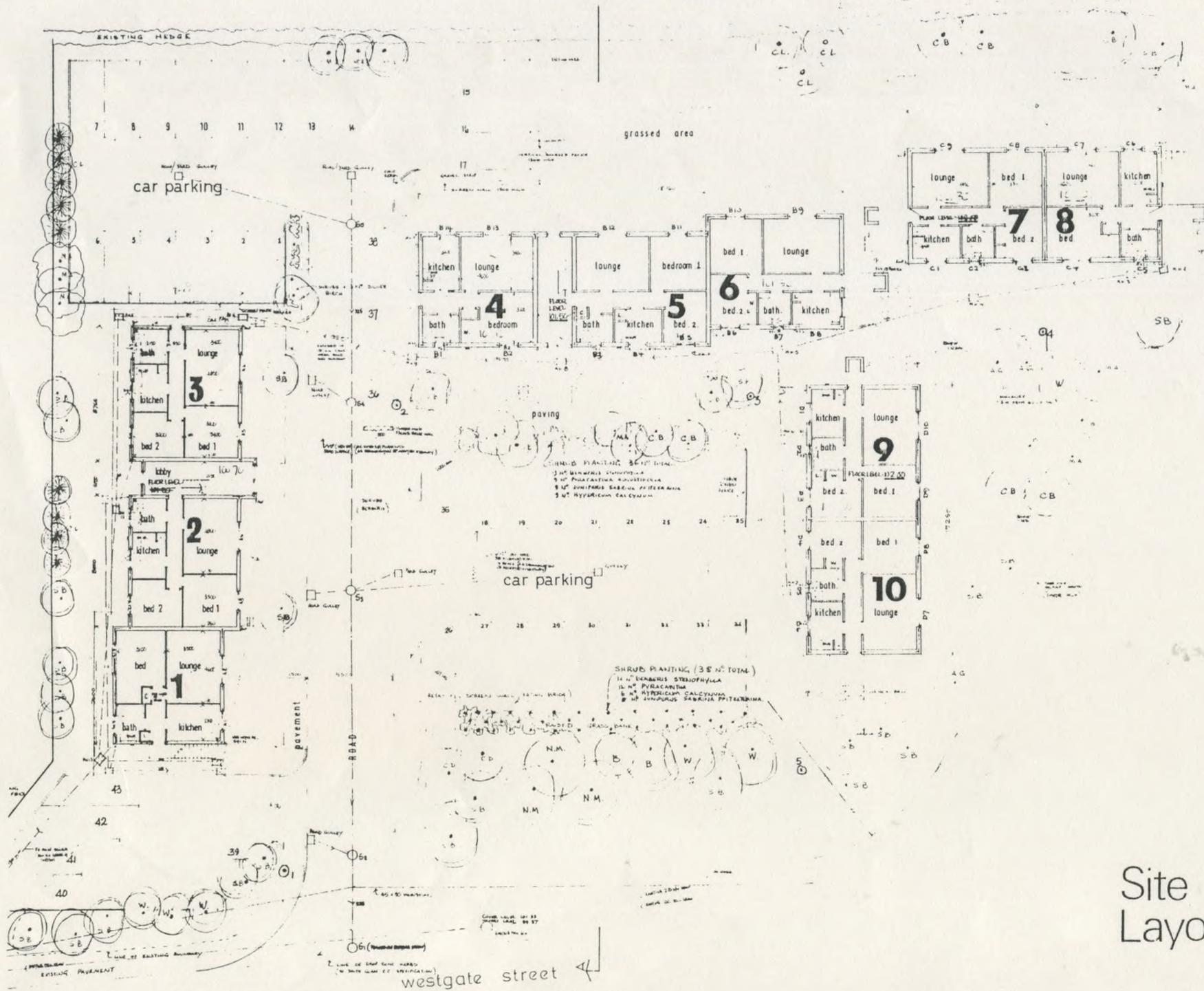
Typical One Bedroom Flat

Hall	3.6 × 1.3 m.
Kitchen	3.9 × 2.25 m.
Lounge	4.55 × 3.4 m.
Bedroom	4.5 × 3.2 m.
Bathroom	2.3 × 1.75 m.



Typical Two Bedroom Flat

Hall	2.2 × 1.8 m.
Lounge	4.8 × 3.4 m.
Bedroom 1	3.25 × 3.4 m.
Bedroom 2	2.63 × 3.7 m.
Kitchen	3.2 × 2.15 m.
Bathroom	2.2 × 1.8 m.



Site
Layout