



2 Church View

Llanblethian, Cowbridge, CF71 7JJ

£575,000

HARRIS & BIRT



A spacious, detached, dormer bungalow situated in the ever popular village of Llanblethian offering excellent views to both front and side aspects across countryside. The accommodation has been extensively renovated in recent years and briefly comprises; entrance hall, living room, kitchen/breakfast room, study/bedroom three, family room and bathroom to the ground floor. There are a further two double bedrooms to the first floor both benefitting from en suites. Further benefits include UPVC double glazing throughout and Worcester gas central heating. The outside has the benefit of a detached garage as well as off road parking and easy to maintain front and rear gardens.

Church View, as the name applies, is close to the parish church in Llanblethian and also within walking distance is the Cross Inn and village hall. Llanblethian adjoins the attractive market town of Cowbridge where you will find a more extensive range of excellent local facilities including schooling of excellent reputation for all ages, a wide range of shops both national and local, library, health centre, sporting and recreational facilities including leisure centre, cricket club, tennis club, squash club, bowls club etc. Llanblethian is situated in the heart of the rural Vale of Glamorgan with the heritage coastline just a few miles to the south. The good local road networks brings major centres including the capital city of Cardiff within comfortable commuting distance.

- Extended Detached Dormer Bungalow
- Versatile Accommodation
- Ground Floor Bedroom & Bathroom
- Detached Garage
- Popular Village Location
- Extensively & Stylishly Renovated Throughout
- Two Bedrooms With En Suites
- Three Reception Rooms
- Wonderful Countryside Views
- EPC Rating - D

Accommodation

Ground Floor

Entrance Hall 9'7" x 17'2" (2.92m x 5.23m)

The property is entered via obscure glazed door with side vision panels into entrance hall. Walk in storage cupboard. Stairs to first floor landing. Understairs storage cupboard. Wood effect laminate floor. Pendant ceiling light. Doors to all ground floor rooms.

Living Room 16'6" x 12" 6" (5.03m x 3.66m 1.83m)

Large bay window overlooking the front. Feature fireplace containing inset Heta wood burning stove set on tiled hearth with oak mantel over. Continuation of flooring from hall. Radiator behind decorative radiator cover. Door to kitchen/breakfast room.

Kitchen/Breakfast Room 10'7" x 9'6" (3.23m x 2.90m)

Fitted kitchen with features to include: a range of base units set under and over wood effect laminate worktops and matching upstands. Inset single bowl sink with swan neck mixer tap and draining grooves. Belling Farmhouse Range cooker with five ring induction hob and electric ovens and mosaic tiled splashback. Space for freestanding American style fridge/freezer. Space for undercounter slimline dishwasher. Countertop cupboard housing Vaillant gas combination boiler. Further unit with worktop offering breakfast bar style seating. Fitted dresser. Large window overlooking side. Obscure glazed door to side. Stone floor tiles. Pendant ceiling light. Exposed ceiling beam. Further large window overlooking front. Radiator. Door through to hall.

Shower Room 5' 10" x 9'5" (1.52m 3.05m x 2.87m)

Modern fitted shower room with features to include: fully tiled corner shower cubicle with wall mounted mains connected shower, rainfall shower head, further shower head fitment and glazed shower door. Low level dual flush WC. Vanity unit containing sink with hot and cold taps, tiled splashbacks and storage below. Obscure glazed window to side. Recessed cupboard with plumbing for washing machine and space for stacked tumble dryer.

Study/Bedroom Three 9'1" x 13'3" (2.77m x 4.04m)

Large window overlooking rear garden. Continuation of flooring from hall. Radiator. Pendant ceiling light.

Family Room 11'7" x 12'5" (3.53m x 3.78m)

Continuation of flooring from hall. Radiator. Pendant ceiling light. Extended into a sun room with glazing to all sides, large Velux ceiling window and double doors opening onto rear patio

First Floor

Landing

Stairs from ground floor hall onto first floor landing. Doors to both bedrooms.

Master Bedroom 19'9" x 11'4" (6.02m x 3.45m)

Large window overlooking front. Recessed storage cupboard into eaves. Exposed wood floorboards. Part tongue and grooved decorative panelled wall. Radiator. Pendant ceiling light. Door to en suite.

En Suite One 11'7" x 6'5" (3.53m x 1.96m)

Modern fitted four piece suite comprising fully tiled walk in shower cubicle with wall mounted mains connected shower and glazed screen. Freestanding roll top bath with mixer

tap and shower head attachment. Low level hidden cistern WC. Vanity unit containing sink with hot and cold tap and storage below. Part tongue and grooved panelled walls. Wood effect laminate floor. Velux ceiling window. Ceiling spotlights. Extractor fan. Wall mounted towel warmer.

Bedroom Two 11'8" x 13'7" (3.56m x 4.14m)

Large window overlooking rear. Two recessed storage cupboards into the eaves. Part tongue and grooved panelled wall. Continuation of floor from landing. Loft access hatch. Door to en suite.

En Suite Two 8'0" x 3'3" (2.44m x 0.99m)

Modern fitted suite comprising fully tiled walk in shower cubicle with wall mounted Triton electric shower with glazed screen. Low level hidden cistern WC. Vanity unit containing sink with mixer tap, tiled splashback, and storage below. Velux ceiling window. Wall mounted towel warmer. Wood effect laminate floor. Ceiling spotlights. Extractor fan.

Outside

Situated on a sizeable corner plot with wrap around gardens to front side and rear. Mainly laid to paving but with planted borders of flora and fauna throughout and a pretty pond feature. Set back from the road via a brick built dwarf wall with additional fencing and set in an elevated position meaning that this property benefits from the far ranging views. Pedestrian access to side via gate to rear garden which is private and enclosed and laid to a mix of paving and plum stone chippings. Off road parking to side leading up to detached single garage.

Services

The property is serviced by mains, gas, electric, water and drainage. UPVC double glazing throughout. Gas central heating via boiler housed to kitchen.



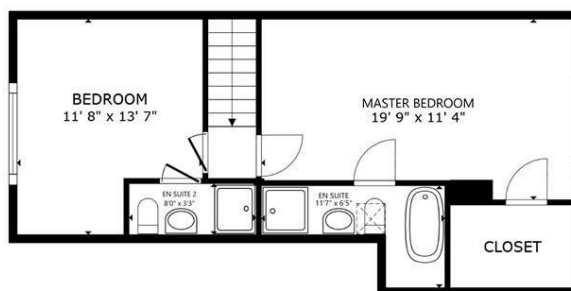








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 935 sq.ft. FLOOR 2 516 sq.ft.
TOTAL : 1,451 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

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.

