



10 Church Hill Close

Llanblethian, Cowbridge, CF71 7JH

Price £625,000

HARRIS & BIRT



A spacious detached True bungalow set on a sizable corner plot enjoying wonderful elevated views over the village of Llanblehtian and the countryside beyond. The accommodation is conveniently set across one floor and has been stylishly extended and renovated in recent years by the current vendors and briefly comprises: entrance hall, utility room, WC, living room, open plan kitchen/dining/family room, master bedroom with en suite & dressing room, a further three bedrooms and a family bathroom.

Local facilities in the village include the parish church and village hall whilst in the adjoining market town of Cowbridge there is an extensive range of facilities including schooling of an excellent reputation for all ages, wide range of shops both national and local, library, health centre, sporting and recreation facilities, including leisure centre, cricket club, tennis club, squash club, bowls club, rugby club etc. Llanblethian/ Cowbridge 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 network bring major centres including the capital city of Cardiff within comfortable commuting distance.

- Spacious Detached True Bungalow
- Four Bedrooms
- Wrap Around Garden
- Off Road, Driveway Parking
- Cowbridge Schools Catchment
- Stylishly Renovated & Extended
- Open Plan Kitchen/Dining/Family Room
- Wonderful Elevated Countryside Views
- Sought After Location
- EPC Rating - D

## Accommodation

### Ground Floor

#### Entrance

The property is entered via fully glazed door opening into hall with windows over and to the side Tiled floor. High level windows to side. Radiator. Pendant ceiling light.

#### WC 4'11 x 5'4 (1.50m x 1.63m)

Modern two piece suite in white with features to include: low level dual flush WC and wall mounted corner wash hand basin with mixer tap. Obscure glazed window to front. Continuation of tiled floor from hall. Pendant ceiling light. Extractor fan.

#### Utility Room 4'11 x 8'0 (1.50m x 2.44m)

Plumbing for washing machine with space for stacked tumble dryer. Continuation of flooring from hall. Pendant ceiling light. Extractor fan.

#### Sitting Room 9'11 x 13'5 (3.02m x 4.09m)

High level window to side. Fitted carpet. Radiator. Pendant ceiling light.

#### Kitchen/Dining/Family Room

Versatile and spacious open plan room comprising modern fitted kitchen with features to include: a range of base units with quartz worktops and tiled splashbacks. Inset 1.5 bowl sink with curved mixer tap and draining grooves. Counter top four ring induction hob with built in extractor. Undercounter integrated dishwasher behind decor door. Eyleine Neff oven and grill. Undercounter integrated freezer behind matching decor door. Full length integrated fridge behind matching decor door. Large island with worktop overhang offering breakfast bar seating and storage cabinets below. Large window overlooking front. Further window to front and French doors opening out onto the terrace. Three large windows overlooking the side garden. Cork floor tiles. Three radiators. Pendant ceiling lights. Ceiling fan.

### Inner Hall

Opening from entrance hall. Cupboard housing Ideal Logic gas combination boiler. Fitted carpet. Loft access hatch. Mix of ceiling spotlights and pendant lights. Steps down to rear hall.

#### Bathroom 9'11 x 5'8 (3.02m x 1.73m)

Modern fitted three piece suite with features to include: panelled bath with wall mounted mains connected shower, rainfall shower head and further shower head fitment. Set behind a glazed shower screen. Low level dual flush WC. Wall mounted wash hand basin with mixer tap, tiled splashback and storage below. Tiled floor. Part tiled walls. Vertical wall hung towel warmer. High level ceiling windows. Pendant ceiling light. Extractor fan.

### Rear Hall

French doors opening onto rear patio. Cork floor tiles. Pendant ceiling light. Door to master bedroom.

#### Master Bedroom 16'8 x 11'3 (5.08m x 3.43m)

Spacious master bedroom with French doors opening onto the rear patio and garden beyond. Windows to either side. Opening through to dressing room.

#### Master Suite Dressing Room

High level ceiling windows. Fitted carpet. Radiator. Door to en suite.

#### Master En Suite Shower Room 9'11 x 6'2 (3.02m x 1.88m)

Modern en suite shower room with features to include: fully tiled walk-in shower cubicle with wall mounted, mains connected shower, rainfall shower head and further shower head fitment set behind a glazed shower screen. Low level dual flush WC. Vanity unit containing inset sink with curved mixer tap, tiled splashback and storage below. Tiled floor. Part tiled walls. High level ceiling window. Pendant ceiling light. Extractor fan.

#### Bedroom Two 9'1 x 15'6 (2.77m x 4.72m)

Window overlooking side garden and terrace. Further window to rear. Fitted carpet. Radiator. Pendant ceiling light.

#### Bedroom Three 9'2 x 11'11 (2.79m x 3.63m)

Window overlooking rear garden. Fitted carpet. Radiator. Pendant ceiling light.

#### Bedroom Four 8'10 x 11'11 (2.69m x 3.63m)

Window overlooking rear garden. Fitted carpet. Radiator. Pendant ceiling light.

### Outside

Spacious resin laid driveway to the front of the property offering parking for several vehicles. Pretty front parcel of lawn with mature hedge boundary and planted borders. Opens through to further area of lawn to the side planted with an abundance of mature trees and shrubbery with fenced boundaries. Patio with steps up to an elevated terrace with access from the kitchen. Timber garden shed to remain. The garden wraps around to the rear offering a further parcel of lawn and paved patio with access from the rear hall and master bedroom offering a tranquil place to sit with wonderful elevated countryside views over Llanblethian.

### Services

All mains services are connected to the property. Gas central heating via boiler housed to cupboard in Hall. UPVC double glazing throughout.

### Directions

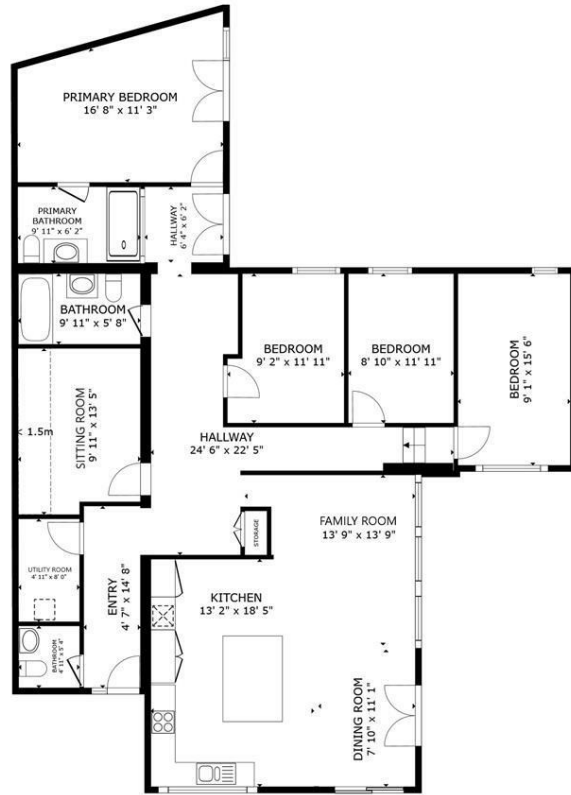
From our offices at 65 High Street, Cowbridge turn right into Westgate and at the end of the road turn left onto the Llantwit Major Road. At the T junction on the new link road turn left and almost immediately left again at the Cross Inn. Church Hill Close is the first turning on your right hand side opposite the church. Take the second turning left and number 10 is at the bottom of the cul-de-sac on your left hand side.











FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 1,716 sq.ft.  
 EXCLUDED AREAS - REDUCED HEADROOM 35 sq.ft.  
 TOTAL : 1,716 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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