



6 Love Lane

Llanblethian, Cowbridge, Vale of Glamorgan, CF71 7JQ

**WATTS & MORGAN** 160 YEARS







**6 Love Lane**  
Llanblethian, Cowbridge, CF71 7JQ

---

**£449,950** Freehold

**4 Bedrooms : 2 Bathrooms : 2 Reception Rooms**

Porch • Hallway • Sitting room • Living room • Kitchen open plan to dining area • Utility area and cloakroom

Master bedroom with en suite shower room • Three further bedrooms • Bathroom

Driveway parking • South facing, enclosed garden to rear

Planning permission (Ref 2017/01097/FUL) to extend to ground floor to create improved utility room; shower room; and study / guest room

EPC Rating: TBC

---

**Directions**

From our Cowbridge Office, turn from High Street at the Duke of Wellington public house into Church Street. Proceed under the South Gate arch onto Town Mill Road. Follow the road for its length, bearing left at the end over the river bridge into Constitution Hill. At the top of the hill, turn left into Love Lane to find no 6 on your right hand side, set back from the roadway and opposite the turning into Cae Rex.

- Cardiff City Centre 12.9 miles
- M4 (J35) 6.7 miles

---

**Your local office: Cowbridge**

T 01446 773500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)





## Summary of Accommodation

---

### ABOUT THE PROPERTY

- \* Conveniently located for Cowbridge Town
  - \* Significantly extended family home
  - \* Must be viewed for scope of accommodation to be appreciated
  - \* Sitting room with wood burner
  - \* Dual aspect lounge looking for front and rear
  - \* Stunning kitchen open to dining area with bi-fold doors to garden
  - \* Also cloakroom & utility room (with Planning Permission to reconfigure this)
  - \* 4 Bedrooms & bathroom
  - \* Master bedroom with en suite shower room
- 

### GARDENS AND GROUNDS

- \* End of cul de sac location
  - \* Off road parking
  - \* South facing garden to rear
  - \* With paved seating areas and lawn
  - \* Store shed to remain
- 

### TENURE AND SERVICES

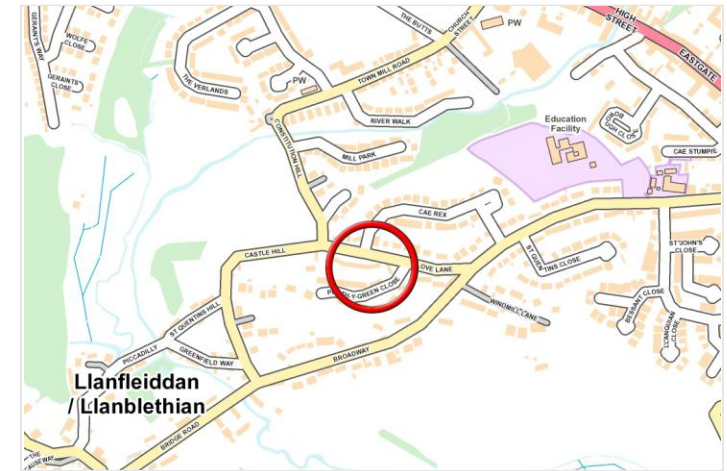
Freehold. All mains services connect to the property. Gas-fired 'combi' central heating.

---



This floor plan shows a 3-bedroom house with a Living Room (8.42m x 3.48m), Dining Room (1.88m x 4.05m), Kitchen (2.87m x 4.05m), Sitting Room (3.34m x 3.04m), Hall (3.47m x 1.71m), Utility, and WC. The plan includes a staircase and various built-in features like wardrobes and a fireplace.

| Room         | Dimensions (m) | Dimensions (ft) |
|--------------|----------------|-----------------|
| Living Room  | 8.42m x 3.48m  | 27'7" x 11'5"   |
| Dining Room  | 1.88m x 4.05m  | 6'2" x 13'3"    |
| Kitchen      | 2.87m x 4.05m  | 9'5" x 13'3"    |
| Sitting Room | 3.34m x 3.04m  | 10'11" x 10'    |
| Hall         | 3.47m x 1.71m  | 11'5" x 5'7"    |
| Utility      | -              | -               |
| WC           | -              | -               |



**Bedroom 4**  
3.10m x 2.14m  
(10'2" x 7')

**Bathroom**  
2.01m x 1.80m  
(6'7" x 5'11")

**En-suite**

**Master Bedroom**  
3.78m (12'5")  
x 3.56m (11'8") max

**Landing**

**Bedroom 3**  
3.23m x 3.95m  
(10'7" x 13')

**Bedroom 2**  
3.25m x 3.36m  
(10'8" x 11')

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92-100) <b>A</b>   |  |         |           |
| (81-91) <b>B</b>  |  |         |           |
| (69-80) <b>C</b>  |  |         | 78        |
| (52-68) <b>D</b>  |  | 62      |           |
| (39-54) <b>E</b>  |  |         |           |
| (21-38) <b>F</b>  |  |         |           |
| (1-20) <b>G</b>   |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |

England, Scotland & Wales

EU Directive  
2002/91/EC

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





#### Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)

#### Cowbridge

T 01446 773 500

E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

#### Penarth

T 029 2071 2266

E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

#### London

T 020 7467 5330

E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)



@WattsandMorgan



wattsandmorgan



[wattsandmorgan.wales](http://wattsandmorgan.wales)

