



Glanrhyd, Causeway Hill, Llanblethian, Cowbridge, CF71 7HZ

guide price **£600,000 TO £650,000** Freehold

**pa** black



# Glanrhyd, Causeway Hill, Llanblethian, Cowbridge, CF71 7HZ

Glanrhyd is a distinctive, versatile and flexible detached five bedroom family home, occupying a prime location set back at the end of a long private drive, with surprisingly private and secluded gardens, positioned at the heart of the quiet and idyllic village of Llanblethian.

Built circa 1979 to an individual design this capacious modern property offers versatile living space on two floors with three additional basement rooms which are independently approached from the ground floor hall with a second outer access door leading directly into the side/rear gardens, ideal for a home office etc if required.

The outstanding living space includes three principle reception rooms including a vast lounge (29'0 x 21'2), equipped with a cosy multi fuel stove and patio doors which lead onto a private first floor balcony. The formal dining room is open plan to lounge, ideal for entertaining, whilst a useful and very separate study/play room is position at ground floor level inset with a white PVC french door leading onto a courtyard style side garden.

There is also an open plan fully fitted family kitchen/dining room (21'0 x 16'4) beautifully re-fitted in 2014, and equipped with integrated appliances including a gas fired Aga range cooker. Three modern white bathrooms serve the five large double sized bedrooms, one being ensuite to the master bedroom. Both the ground floor hall and first floor landing areas are spacious and bright complimented by a large open porch/veranda!

## The Property

The property should appeal to a family who want a quiet, private location close to amenities, and appreciate something a little different. This exceptional spacious modern detached house has been substantially built with cavity elevations finished in textured white render, under a mono pitched roof of interlocking tiles.

The family sized accommodation is laid out largely on two floors, with a mezzanine entrance level, making it a short distance only to the upper floor living rooms and the lower floor bedrooms and bathrooms. The property is well served by gas heating with panel radiators and a conventional boiler, both PVC double glazed windows and power coated aluminum double glazed windows, a multifuel 12 kilo watt log burner and all mains services.

The property is located within a quiet residential road, well away from busy passing traffic, with pretty elevated views across the surrounding village. Outside there is ample private parking with the long private drive boasting a row of automatic sensor lights, an integral double garage with electric fob operated door, a private sun terrace as well as ample lawned surrounding gardens which also enjoy a range of external lighting.

## Llanblethian

Llanblethian (Welsh: Llanfleiddan) is a village in the Vale of Glamorgan in Wales which sits upon the River Thaw. It makes up part of the community of Cowbridge with Llanblethian, which consists of the village itself, the larger market town of Cowbridge and Aberthyn. Local children attend Cowbridge High School which within comfortable walking distance, as is also Cowbridge High Street.

## Directions

From High Street, Cowbridge take the last turning left on to Llantwit Major Road, bear left at the Cross Inn public house and restaurant, bear left into Church Road continuing to the village of Llanblethian. After passing the church on your left, thereon turn second right into Causeway Hill, thereon the property will be found on the left hand side just before





## Ground Floor

### Entrance Porch / Veranda

Open fronted, pillared front veranda/porch, tiled flooring, outside light, entrance telecom door entry system.

### Entrance Hall

A very light and airy space approached via a part panelled hardwood front entrance door inset with clear glass panels, side screen panels and overhead upper light, hardwood carpeted open tread staircase leading to a first floor landing. Two full height PVC double glazed picture windows with side garden aspect. Double radiator, internal courtesy door leading to the garage and the family room/study. There is a further staircase that leads to the lower basement level.

### Boot Room

14' x 3' 8" ( 4.27m x 1.12m )

Very useful and sizeable cloakroom/boot room with wall shelves, electric power and light.

### Lower Basement Level

4' 11" x 2' 8" ( 1.50m x 0.81m )

Approached via a carpeted staircase leading to a lower basement level with useful under stair storage cupboard, plus a further built-in storage cupboard housing electric meters etc. approached via double doors from the lower basement landing.

## First Floor Landing

24' 1" x 5' 11" ( 7.34m x 1.80m )

Built-in full height storage cupboard, entrance telecom wall mounted phone, access to roof space.

## Kitchen / Breakfast Room

21' x 16' 4" narrowing to 14' 1" ( 6.40m x 4.98m narrowing to 14' 1" )

Well fitted along three sides with an extensive range of stylish panel fronted floor units with brushed chrome handles and solid work surfaces with oak trim incorporating a white ceramic Kohler sink unit with mixer taps and drainer, large gas fired Aga range cooker, walls finished partly in a tiled splashback, two tall full height larder and storage units one of which houses an integrated Neff fridge and freezer, integrated Neff dishwasher, central island unit with solid oak work surfaces, extensive storage units and shelving, pull-out corner carousel unit with retractable chrome storage shelves, oak flooring, further carpeted dining area with ample space for a table and chairs, built out enclosed pantry with shelving and electric power. Five double glazed windows to front and side aspect, three with tilt and turn facility, and each boasting pleasing elevated outlooks across the village and the surrounding area. Ceiling with spotlights, two double radiators.

## Lounge

22' 7" x 21' 2" ( 6.88m x 6.45m )

A capacious room, equipped with a cast iron log multi fuel stove with tiled hearth and wood mantle, coved ceiling with spotlights, radiator, internal door leading to first floor landing and archway leading into the formal dining room. Sliding double glazed patio doors opening onto.....

## First Floor Balcony

A full width decked balcony with chrome railings and wood balustrade, enjoying views across the rear gardens and over the village and surrounding area.

## Formal Dining Room

14' 1" x 11' 9" ( 4.29m x 3.58m )

Internal door to first floor landing, double glazed tilt and turn leaded window with elevated side aspect across gardens and the village. Space for a 8-10 seater dining table. Radiator.

## Master Bedroom One

16' 6" x 11' 7" ( 5.03m x 3.53m )

Into fitted built-in full height wardrobes with panelled fronts and mirrored fronts, double radiator, PVC double glazed window with side aspect across sun terrace and main entrance drive.

## Ensuite Shower Room

Stylish modern white contemporary suite with ceramic tiled walls, comprising large ceramic tiled shower cubicle with chrome shower unit and glass door, W.C., oval shaped wash hand basin within a built out vanity unit with ceramic tiled surround, chrome mixer taps and pop-up waste, shaver point, large wall mirror, storage shelving, stylish contemporary radiator/towel rail, built-in linen cupboard.

## Family Bathroom

7' 5" x 5' 6" minimum ( 2.26m x 1.68m minimum )

Plus an entrance recess, white suite with part panelled walls comprising freestanding roll top cast iron bath, W.C., shaped pedestal wash hand basin, PVC double glazed window to rear, radiator.



## Ground Floor Accommodation

### Bedroom Two

15' 1" x 10' 7" ( 4.60m x 3.23m )

With a large leaded double glazed tilt and turn window with side garden aspect, radiator, dimmer switch.

### Bedroom Three/sitting Room

18' 1" x 10' 2" ( 5.51m x 3.10m )

Plus a deep entrance recess, radiator, large double glazed leaded tilt and turn window with side garden aspect, further PVC double glazed french doors opening onto a raised paved sun terrace with walled level rear gardens beyond, giving this room potential as either a bedroom or a sitting room.

### Bedroom Four

13' 8" x 10' 6" ( 4.17m x 3.20m )

With a large double glazed tilt and turn leaded window with a rear garden outlook, radiator.

### Family Bathroom Two

8' 4" x 7' ( 2.54m x 2.13m )

Modern white suite with walls part ceramic tiled comprising panel bath with chrome taps, Triton shower unit, clear glass shower screen, pine panel, W.C., square shaped pedestal wash hand basin with a ceramic tiled splashback and contemporary chrome taps, stylish contemporary chrome radiator/towel rail, shaver point, PVC double glazed window to rear.



### Bedroom Five

14' x 11' 7" ( 4.27m x 3.53m )

With a large double glazed leaded tilt and turn window with a side garden aspect, radiator.

### Laundry Room

12' 11" x 8' 3" ( 3.94m x 2.51m )

A basement room, versatile and benefiting from a ceiling height of 6' 3", equipped with a freestanding white Belfast ceramic sink with chrome taps and Mira 88 wall shower hand fitment, largely ceramic tiled walls, ceramic tiled floor, radiator, beamed ceiling.

### Store Room One

16' x 8' 10" ( 4.88m x 2.69m )

Carpeted flooring, radiator, electric power and light. Approached from the laundry room by a farmhouse style panelled door.

### Boiler Room

13' 7" x 6' 6" ( 4.14m x 1.98m )

Housing a Stelrad Group Ideal Concord CX gas fired central heating boiler. Equipped with an outer door leading to the side and rear gardens, electric power and light.

### Airing Room

10' 4" x 3' 5" ( 3.15m x 1.04m )

A large walk-in linen room/airing cupboard housing a sizeable Santon Premier Plus unvented hot water system, wall shelving, double radiator. Approached by a farmhouse style panelled door.



## Outside

### Entrance Drive

Private four car deep entrance drive, enclosed by screens of conifer trees, timber trellising and stone boundary walls, partly lined with outside lights and sensors leading to a wide double width turning area with space for the parking of a further four cars with direct access to the integral garage which benefits three further outside lights together with an outside garden light.

### Integral Double Garage

15' 7" x 20' 5" ( 4.75m x 6.22m )

Approached via an electronically controlled fob operated double up and over door, electric power and light, quarry tiled floor, PVC double glazed window to side, internal door to ground floor entrance hall, further internal door leading to.....

### Family Room/office/granny Flat

13' 10" x 11' 6" ( 4.22m x 3.51m )

A very useful and versatile room, separate from the main accommodation but easily accessible via the integral double garage or garden. Located at ground floor level and equipped with white PVC french door with side screen window opening onto a courtyard side garden, additional PVC double glazed window with front aspect onto main drive, double radiator, carpeted flooring, this a very versatile room perfect for as family room, office, or indeed a granny annexe.



### Side Garden One

Approached from the entrance veranda porch leading to a wide paved sun terrace, very private and sunny, largely paved and enclosed by timber fencing, timber trellising and a border of garden trees, raised flower beds edged with timber sleepers. Outside lawned area and path with access to basement level leading to.....

### Rear Garden

Level and chiefly laid to lawn inset with a small paved sun patio, an ornamental outside pond, and enclosed along three sides by stone built 6 ft - 7 ft high boundary walls and further timber fencing. The rear garden is edged with borders of flowering shrubs and plants and provides access to a further side garden.



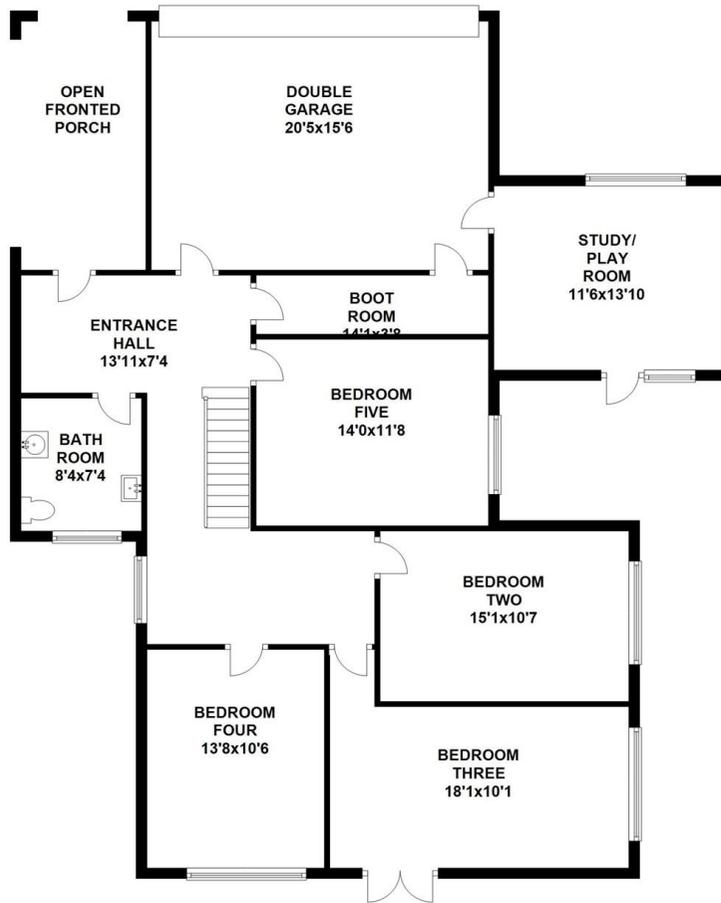
### Side Garden Two

Level and chiefly laid to lawn, inset with a garden gate that provides direct access to the front drive, small block paved courtyard area approached from the study/family room. Again this garden is enclosed for privacy and security by high stone built boundary walls.

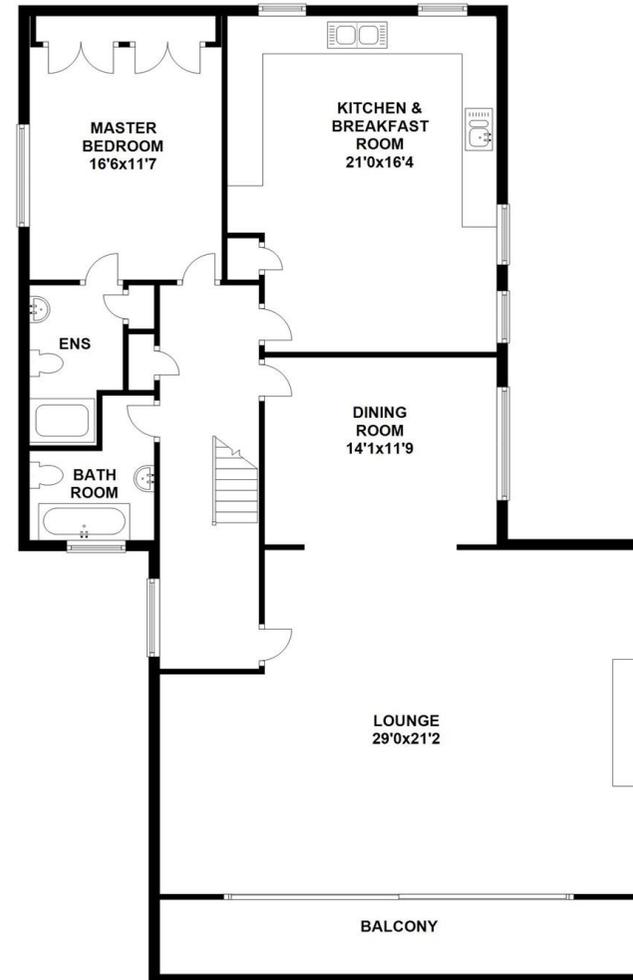




GROUND FLOOR 1677 SQUARE FEET



FIRST FLOOR 1658 SQUARE FEET



52 High Street, COWBRIDGE, South Glamorgan, CF71 7AH

EPC Rating: E

Property Ref:SDV300220 - 0011



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