



## 8 Church View

Llanblethian CF71 7JJ

Price £450,000

HARRIS & BIRT





An attractive 'New England' style three bedroom detached bungalow situated in a small, quiet cul-de-sac in the sought after village of Llanblethian on the outskirts of Cowbridge. The accommodation comprises of entrance porch, living room, conservatory, kitchen, utility area and a family bathroom. There are two double bedrooms and a further master bedroom with an en-suite, French doors lead onto a decked balcony area with steps down onto the rear garden. Further benefits include a large garage and off road parking for multiple vehicles.

Church View, as the name implies, 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.

## Accommodation

### Ground Floor

#### Entrance Porch 7'5" x 4'4" (2.26m x 1.32m)

UPVC double door. Window to front. Side access. Tiled floor. Skimmed walls. Through into conservatory. UPVC double door to inner hallway / utility room.

#### Utility Room

Tiled floor. Washing machine. Counter worktop. Range of wall and base units. Skimmed walls. Skimmed ceiling. Door to living room. Access to kitchen.

#### Kitchen 8'8" x 13'7" (2.64m x 4.14m)

Continuation of tiled floor. UPVC door to side. Large window. Fitted kitchen with features to include range of wall and base units. Sink with drainer. Fridge / freezer. Cooker. Skimmed walls and ceiling. Dishwasher. Additional undercounter fridge.

#### Living Room 10'11" x 16'4" (3.33m x 4.98m)

Feature fireplace with hearth. Skimmed walls and ceiling. Carpet floor. Radiator. Wall mounted lights. Ceiling spotlight. Opening into conservatory.

#### Conservatory 12'5" x 12'5" (3.78m x 3.78m)

Tiled floor. Skimmed walls. Radiator. French doors opening onto front garden. Ceiling fan.

#### Hallway 5'3" x 14'9" (1.60m x 4.50m)

Skimmed walls and ceiling. Access hatch to loft housing the boiler. Radiators. Ceiling spotlight with dimmers.

#### Bathroom 5'10" x 6'6" (1.78m x 1.98m)

Three piece suite with features to include bath with shower attachment over. Sink set into vanity unit under. Low level WC. UPVC window to side. Tiled floor. Tiled walls. Heated towel rail.

#### Master Bedroom 15'10" x 16'10" (4.83m x 5.13m)

French doors opening into a veranda porch area. Two Velux skylights. Radiators. Carpet floor. Built in wardrobes. Door to en suite.

### Master En Suite

Three piece suite with features to include shower cubicle. WC. Sink with vanity under. UPVC window to side. Tiled floor. Tiled walls.

### Decking Area

Spacious veranda area with power points, stairs leading to rear garden.

### Bedroom Two 10'8" x 13'2" (3.25m x 4.01m)

UPVC window to rear. Carpet floor. Skimmed walls and ceiling. Radiator. Built in wardrobe.

### Bedroom Three 7'5" x 11'3" (2.26m x 3.43m)

UPVC window to side. Carpet floor. Skimmed walls and ceiling. Radiator.

### Outside

To the front of the property there is off road parking for multiple vehicles. Drive way laid to mostly brick paviour and some Cotswold chippings. The front garden is made of two levels laid to grass with stone bordered flowerbeds. The rear garden is laid to grass with a range of mature plants and shrubbery. To the side of the property there is a rockery planted with plants and shrubs. Outside tap and power point.

The property also benefits from a concrete block built garage. The garage benefits from electric supply and electric roller shutter door. Electric points.

### Services

The property is serviced by mains gas, electric, water and drainage. Solar panels providing circa £2,000 income annually.

### Directions

From our offices at 65 High Street, head up the High Street into Westgate and at the end turn left on Llantwit Major Road. At the T junction turn left and then first left at the Cross Inn and Church View is the first turning on your left hand side. Number 8 is at the top of the close on your right hand side with a Harris & Birt board outside.











GROSS INTERNAL AREA  
FLOOR 1: 1273 sq ft  
TOTAL: 1273 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

HARRIS & BIRT

Matterport



# HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	67
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

