



6 Church Hill Close

Llanblethian, Cowbridge, CF71 7JH

Price £425,000

HARRIS & BIRT



An excellent opportunity to purchase this three bedroom detached bungalow situated in the ever popular Church Hill Close cul de sac in the heart of the Vale village of Llanblethian. The property comprises accommodation of entrance hall, WC, kitchen/breakfast room, living room, dining room, conservatory, three good sized bedrooms and fitted bathroom all set across one floor. Off road parking, detached garage, workshop/garden room to rear. Wrap around gardens that have been well maintained and found in excellent condition. Due to the high elevation the property benefits from excellent southerly views across countryside beyond. The property is within walking distance of the villages facilities and close proximity of Cowbridge. Viewing highly recommended.

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 Three Bedroom Detached Bungalow
- Detached Garage and Workshop
- Plenty of Extension Opportunities
- Popular Village of Llanblethian
- Peaceful Cul-De-Sac Location
- Off Road Parking
- Well Maintained Gardens Surrounding
- EPC: D

Accommodation

Entrance Hall 15'9 x 4'1 (4.80m x 1.24m)

The property is entered via inset storm porch to open entrance hallway. Inset stain glass opaque glazed vision panel. Further natural light via wooden double glazed opaque stained glass vision panel to key shaped entrance hall. Skimmed walls. Coved ceiling. Access to loft via hatch. Wood flooring. Plenty of storage via floor to ceiling fitted wardrobes. Communicating doors to all ground floor rooms.

WC 5'10 x 2'6 (1.78m x 0.76m)

Two piece suite in white comprising dual flush low level WC. Corner pedestal wash hand basin. Wall hung chrome heated towel rail. UPVC double glazed opaque window to side elevation. Coved ceiling. Skimmed walls. Tile effect flooring.

Kitchen/Breakfast Room 18'3 x 8'11 (5.56m x 2.72m)

Good sized kitchen/breakfast room with fitted kitchen in a matte white finish with sleek chrome handles. Range of wall and base units. Gas four ring hob with over head chimney extractor. Space for up and over fridge/freezer. Washing machine and tumble dryer. Chrome sink and drainer with chrome taps. Peninsular breakfast bar. Eyeline electric fan double oven. Tiled splashbacks. Skimmed walls. Coved ceiling. Fitted radiator. UPVC double glazed picture window to rear elevation. Tile effect vinyl flooring. UPVC half glazed pedestrian door opens out onto lean-to.

Living/Dining Room 25'3 x 14'5 (7.70m x 4.39m)

An excellent sized principal reception space with a range of UPVC double glazed windows and UPVC quarter glazed pedestrian door to side elevation out onto a decked terrace. Pointed stone chimney breast with inset electric fire. Further skimmed walls. Coved ceiling. Wood effect flooring. Range of fitted radiators. Opens through into conservatory.

Conservatory 8'7 x 10'3 (2.62m x 3.12m)

Open plan to living/dining room. UPVC construction with a range of UPVC double glazed windows throughout. UPVC polycarbonate pitched roof structure. Power and light. Wood effect flooring.

Master Bedroom 15'0 x 8'11 (4.57m x 2.72m)

Good sized double bedroom. Dual aspect via two UPVC double glazed windows to front and rear elevations. Skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator.

Bedroom Two 11'7 x 8'10 (3.53m x 2.69m)

Another good sized double bedroom. UPVC double glazed windows to front elevations overlooking pretty cherry blossom tree. Skimmed walls. Coved ceiling. Fitted carpet. Fitted double radiator.

Bedroom Three 11'7 x 8'0 (3.53m x 2.44m)

Third double bedroom. UPVC double glazed windows to front elevations. Currently in use as study. Skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator.

Bathroom 6'5 x 6'10 (1.96m x 2.08m)

Modern well appointed three piece suite comprising over sized walk in shower cubicle with integrated chrome shower and shower head attachment. Pine vanity unit with oversized wash hand basin, chrome mixer tap and low level hidden cistern dual flush WC. Fully tiled walls. Tiled floors. Clad splashback to shower. Skimmed ceiling. Wall hung heated towel rail. High level horizontal opaque glazed window.

Outside

Workshop 15'0 x 8'6 (4.57m x 2.59m)

Situated to the rear of the garage is a good sized workshop/garden room. UPVC double glazed opaque window to side elevation. UPVC fully double glazed

pedestrian door out onto side garden. Power and light. Internal wooden half glazed door into garage.

Garage 19'0 x 8'1 (5.79m x 2.46m)

Electric up and over garage. Plenty of space and good storage facility. Gas meter housed here. Power and light with good storage facilities.

Gardens & Grounds

The property sits comfortably in its own gardens & grounds with off road parking to front set back from the pavement. Pedestrian side access via a wooden gate to a covered lean-to that offers access to rear gardens beyond. The gardens are mature and extremely well maintained with a side decked terrace overlooking the open countryside beyond. Parcel of lawn and adolescent shrubbery surrounding. The top side of the garden has a patio laid terrace enclosed and private via hedged boundaries to all aspects.

Services

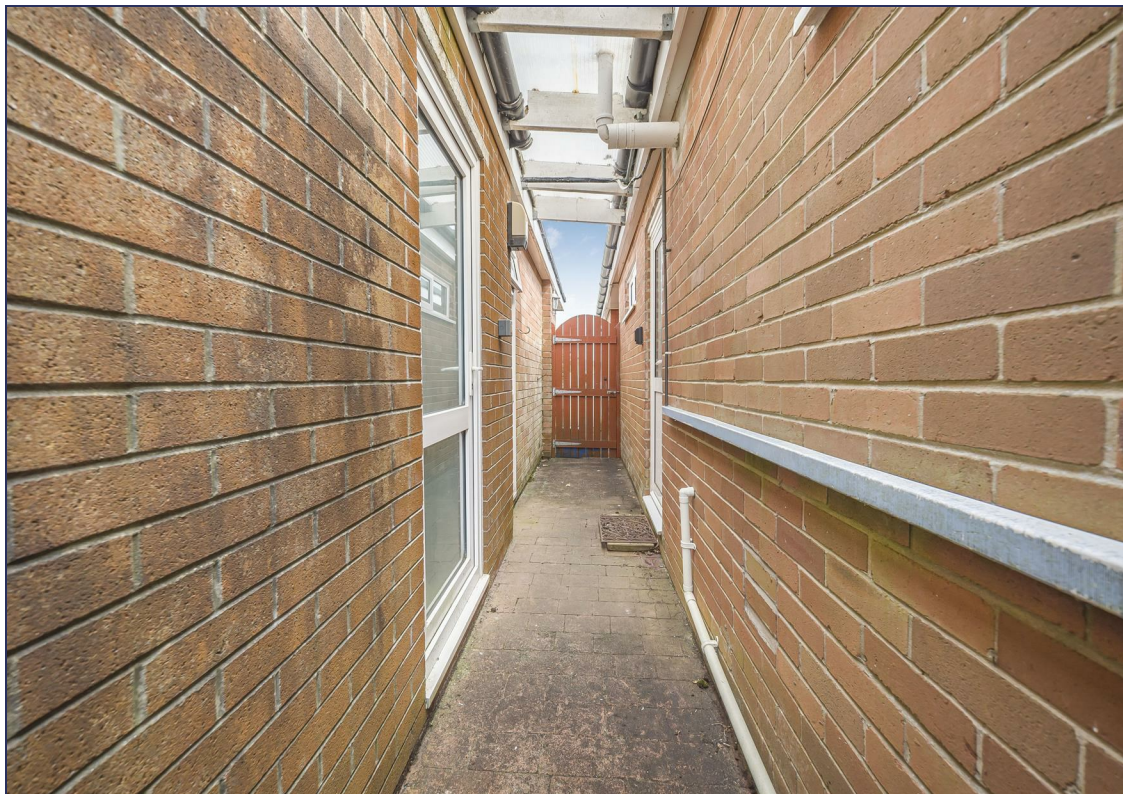
The property is serviced via mains gas, electric, water and drainage.

Directions

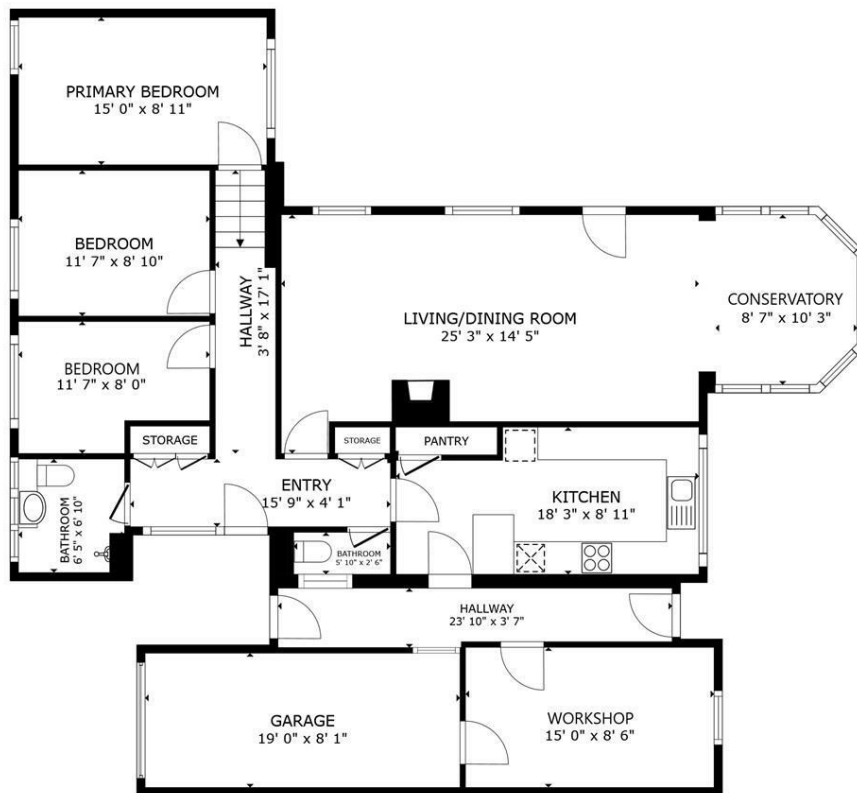
From out office at 65, High Street, Cowbridge, turn right and proceed up the High Street into Eastgate. At the end turn left onto Llantwit Major Road. Proceed to the T junction and turn left onto Llantwit Major Road then almost immediately turn left towards Llanbleithian. Continue down the hill until you come to the Church on your left hand side, right opposite the church turn right into Church Hill Close and immediately left. Number 6 is on your right hand side and half way down the hill. There is a Harris & Birt board outside.











FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 1,374 sq.ft.
EXCLUDED AREAS : GARAGE 154 sq.ft.
TOTAL : 1,374 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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