



Fairways Cottage Greenfield Way

Llanblethian, Cowbridge, CF71 7JW

Price Guide £525,000

HARRIS & BIRT



Price Guide £525,000 To £550,000

A quaint semi detached cottage situated in the heart of the picturesque village of Llanblethian on the outskirts of the sought after town of Cowbridge. Believed to date back to the 1700's the cottage retains many original features yet has been stylishly refurbished in recent years. The immaculately presented accommodation briefly comprises: entrance porch, kitchen, living room, snug/study and shower room/WC to the ground floor. Upstairs offers spacious master bedroom with en suite bathroom and a second good sized double bedroom. Outside enjoys the benefit of off road parking and pretty front and rear landscaped gardens.

Llanblethian has long been regarded as one of the prettiest villages in the Vale of Glamorgan adjoining the market town of Cowbridge and within walking distance of its excellent facilities. These include highly regarded schooling for all ages, a wide range of shops both national and local, library, health centre, sporting and recreational facilities including leisure centre, tennis club, cricket club, squash club, bowls club etc. Llanblethian is situated very much in the heart of the Vale of Glamorgan with the heritage coast line just a few miles south. The main road network brings major centres within comfortable commuting distance including the Capital City of Cardiff, Newport, Swansea, Bridgend, Llantrisant etc. Main line railway stations are at Cardiff and Bridgend and the Cardiff Airport just a short drive away.



Accommodation

Ground Floor

Entrance Porch 6'9 x 6'4 (2.06m x 1.93m)

The property is entered via solid wood door with decorative glazed vision panel into entrance porch. Two side windows. Tiled floor. Pendant ceiling light. Space for coats and shoes. Archway with part glazed stable door into kitchen.

Kitchen 14'0 x 12'8 (4.27m x 3.86m)

Traditional shaker style kitchen with features to include; range of wall and base units with Silestone worktops and matching upstands. Single bowl Belfast sink with curved mixer tap and draining grooves into worktop. Integrated undercounter dishwasher behind matching decor panel. Integrated undercounter washing machine behind matching decor panel. Fitted cabinet containing integrated fridge/freezer, eyeline oven and grill and storage. Space for central table and chairs. Tiled floor. Window with folding wooden shutters overlooking front garden. Exposed ceiling beam. Ceiling spotlights. Steps up to inner hall. Door to living room.

Living Room 14'7 x 12'1 (4.45m x 3.68m)

Central feature fireplace containing inset free standing wood burning stove on a slate hearth with oak mantel over. Steps to open nook offering useful storage space. Window with folding wooden shutters overlooking front garden. Wood flooring. Radiator. Ceiling spotlights. Steps up to snug/study.

Snug/Study 6'7 x 7'6 (2.01m x 2.29m)

Window with folding wooden shutters overlooking the front garden. Continuation of wood flooring from living room. Ceiling spotlights. Radiator.

Rear Hall 17'1 x 6'9 (5.21m x 2.06m)

Steps and door from kitchen into rear hall. Wooden stable door out onto rear garden. Window with folding wooden shutters overlooking rear. Tiled flooring. Ceiling spotlights. Stairs to first floor landing. Step up and door to shower room.

Shower Room/WC 5'1 x 6'9 (1.55m x 2.06m)

Shower cubicle with wall mounted, mains connected shower and folding door. Low level WC. Wall mounted wash hand basin. Window with folding wooden shutters to rear. Tiled floor. Wall mounted radiator. Part tiled, part wood tongue and groove walls. Ceiling spotlights. Extractor fan.

First Floor

Landing 6'3 x 11'0 (1.91m x 3.35m)

Half turn stairs from rear hall. Window with folding wooden shutters overlooking rear garden. Fitted carpet. Ceiling spotlight. Doors to first floor bedrooms.

Master Bedroom 15'4 x 13'8 (4.67m x 4.17m)

Two windows with folding wooden shutters overlooking the front garden. Fitted wardrobes. Fitted carpet. Exposed ceiling beams. Radiator. Ceiling spotlights. Steps up to en suite bathroom.

Master En Suite 10'9 x 8'9 (3.28m x 2.67m)

Traditional three piece suite in white comprising panelled bath with hot and cold taps and tiled surround. Low level WC. Pedestal wash hand basin with taps. Fitted storage cupboards. Window with plantation style shutters overlooking rear garden. Cupboard housing Baxi gas combination boiler. Decorative vinyl floor. Radiator. Ceiling spotlights. Extractor fan.

Bedroom Two 10'9 x 13'8 (3.28m x 4.17m)

Windows with wooden folding shutters overlooking front garden. Fitted wardrobes. Fitted carpet. Radiator. Ceiling spotlights. Loft access hatch.

Outside

The property is entered from Greenfield Way at the front via a pretty, gated archway with pathway to front door. The garden is primarily laid to lawn with an abundance of mature planted borders. Area of Cotswold chipping offering pace for table and chairs. Dry stone wall and fence boundary.

Parking space off the lane at the rear with double gates leading to a further off road gravelled parking space at the top of the rear garden. Detached block built garden room with pitched tiled roof and electricity connected with a decked area perfect for Alfresco entertaining. Timber potting shed with further decked seating area and planted vegetable patch/borders. Paths laid to Cotswold chippings through the garden and steps lead down to a parcel of lawn. Dry stone wall boundary to all sides. Steps lead down to the house offering access into the rear hall.

Services

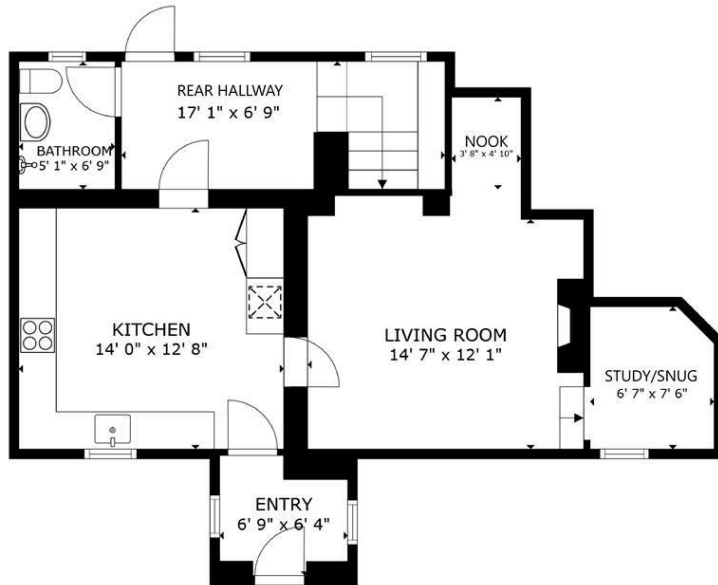
All mains services are connected to the property. Double glazing throughout. Heating via gas combination boiler.

Directions

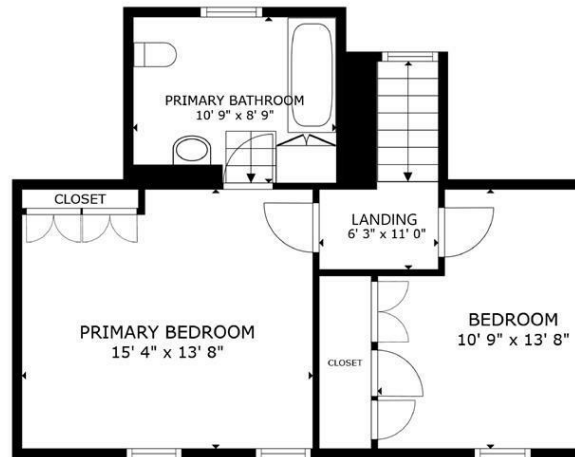
WHAT3WORDS - ///goat.shampoo.scariest







FLOOR 1



FLOOR 2

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CHARTERED SURVEYORS &
ESTATE AGENTS

GROSS INTERNAL AREA
FLOOR 1 668 sq.ft. FLOOR 2 538 sq.ft.
TOTAL : 1,206 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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