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Dunelm

Factory Road, Llanblethian,
Cowbridge, The Vale Of
Glamorgan, CF71 7JD

Dunelm

Offers in Excess of £299,950

Three bedroom semi-detached house in need of full modernisation, occupying a generous plot in a delightful part of the highly popular village of Llanblethian.

Semi-detached house with potential to modernise and extend (subject to planning permission)

Entrance hall, living room and sitting room, rear kitchen, utility room and downstairs cloakroom

Landing, 3 first floor bedrooms and bathroom

Lawned gardens to front, side and rear

Lovely village setting with easy access to Cowbridge town centre and amenities





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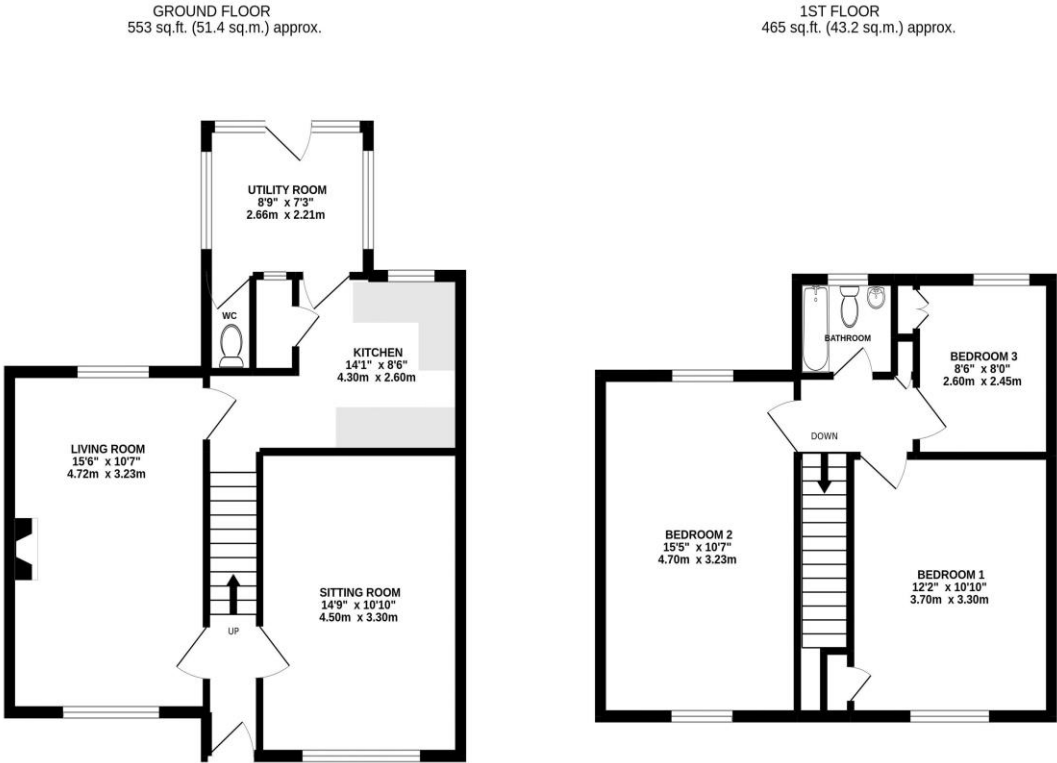
Modern Upvc entrance door to HALLWAY (6'4" x 3'4"), high level meter cupboard, stairs to first floor and doors to SITTING ROOM (14'10" x 10'10"), original ceramic tiled fireplace with open grate, Upvc double glazed window to front elevation and serving hatch to kitchen. LIVING ROOM (15'6" x 10'8"), Upvc double glazed windows to front and rear elevations, wall mounted gas fire on a quarry tiled hearth with central

heating back boiler. Door to KITCHEN (14'4" max x 9' min x 8'6"), range of timber effect melamine fronted base and wall cupboards with worktops and stainless steel sink and drainer. Door to shelved pantry, Upvc double glazed window to rear, part glazed door to UTILITY ROOM (7'3" x 8'8"), quarry tiled floor, Upvc double glazed windows and door to rear garden, plumbing for washing machine, door to downstairs CLOAKROOM (5'6" x 2'6"), high level WC and double glazed window to side elevation.

Staircase to first floor LANDING airing cupboard with foam lagged tank. BEDROOM 1 (15'6" x 10'8"),

large double room with Upvc double glazed windows to front and rear elevations. Double BEDROOM 2 (10'10" x 12'), Upvc double glazed window to front elevation, built in cupboard with fitted shelving and window to front elevation. BEDROOM 3 (8'8" x 5'8"), single room with built in wardrobe and double glazed window to rear. BATHROOM (6'4" x 5'), white suite including panelled bath with shower screen and electric shower over, low level WC and pedestal wash hand basin, frosted double glazed window.

Front lawn with brick pillared gate and central pathway to front door, outside light, front lawn extending to the side of the property where there is plenty of room (subject to planning permission) to extend. To the rear of the property is a further lawned area with pathway down to road and a set of building including WORKSHOP (9' x 10'3") with workbench, adjacent tool store and lean-to aluminum framed greenhouse.



TOTAL FLOOR AREA: 1018 sq.ft. (94.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our Office proceed along the High Street onto Eastgate. At the traffic lights take the right hand turning onto St Athan Road and the immediate right onto The Broadway. Continue along this road onto Bridge Road and at the far end of this road, as the road bears left onto Llanmihangel Hill, turn right onto Factory Road where 'Dunlem' can be found on your right hand side before reaching the ford.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band F
EPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

Viewing strictly by appointment through
Herbert R Thomas

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