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herbert r thomas

Westbrook

Factory Road

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

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# Westbrook

Guide Price £625,000

Westbrook is a significantly extended, 4 bedroom, semi-detached cottage that has been tastefully renovated throughout offering flexible accommodation, walled front garden, driveway and enclosed rear garden. Located in the heart of Llanblethian with local countryside and amenities of Cowbridge nearby.

Early viewing is advised

Significantly extended semi-detached cottage with a great level of accommodation and newly fitted carpets

2 main reception rooms, kitchen/breakfast/dining room, utility/ boot room, WC

4 bedrooms, bathroom and ensuite

A generous gravel driveway

Manicured lawn, nicely framed by a natural stone wall

Located in the highly sought-after village of Llanblethian

Walking distance to Cowbridge Town Centre









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Stable style timber front door opening to ENTRANCE HALL (3'4" x 6'9"), solid timber floor, stairs rising to the first floor with high-level window (over stairwell) and pendant ceiling light. Very well proportioned SITTING ROOM (20'3" x 20'10"), natural stone tiled floor, inset wood burner with slate hearth, timber effect mantle over, multiple fitted ceiling lights, two large windows to the front elevation, glazed double doors opening to the rear. Internal connecting door opening to KITCHEN/ BREAKFAST ROOM (16'7" x 14'5"), natural stone floor, double height, pitched ceiling with two fitted Velux windows, spotlights and pendant over the kitchen area and an additional pendant light to dining space. The cabinetry has been recently refinished and was bespoke fitted, made from solid wood. In addition

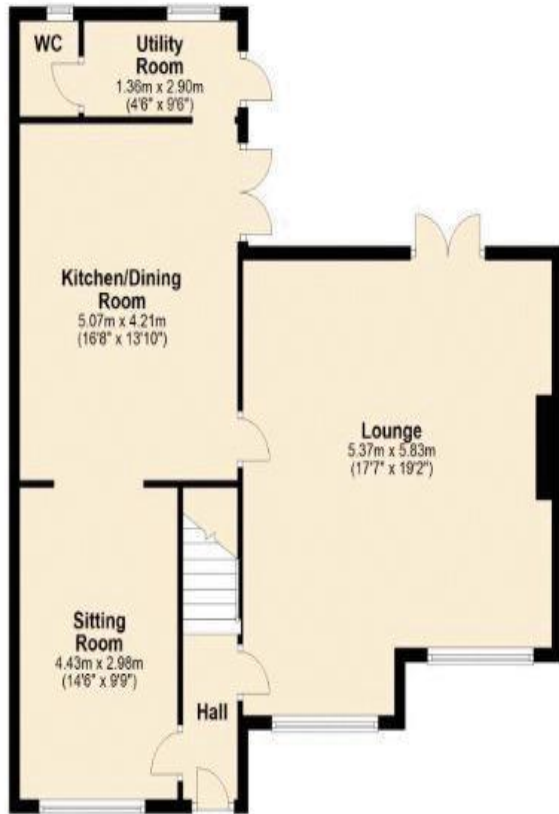
are hardwood worktops, Burlington double range with gas hob and extractor fan over, one and a half bowl stainless steel sink, mixer tap, Becco slimline dishwasher, fridge freezer and a breakfast peninsula. Opening through to UTILITY ROOM (10' x 4'5"), ceiling light, natural stone tiled floor, wall mounted Baxi boiler with wooden countertop under, window and an additional part glazed timber door to the rear garden. Separate WC (3'11" x 4'5"), pendant ceiling light, low-level WC, ceramic basin with mixer tap to the side, vanity storage under, extractor fan and a frosted window to the rear elevation. Front SITTING ROOM/ HOME OFFICE (15'1" x 10'9") with hardwood floor, ceiling light, central fireplace with inset wood burner (electric), wide double arch opening through to kitchen flanked by open storage shelves and above.

First floor LANDING (5'5" x 11'8" max) newly fitted carpets throughout the first floor. BEDROOM 1 (17' max x 10'9" max)

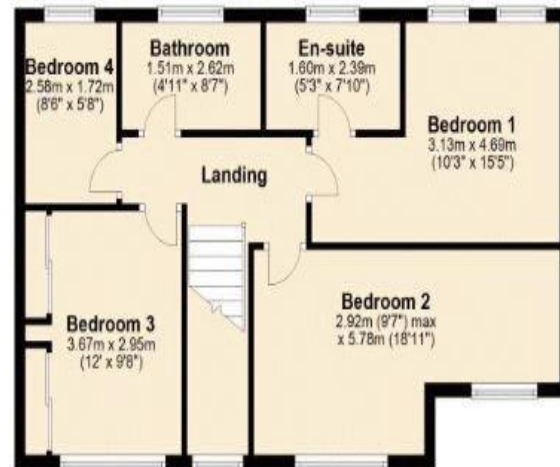
fitted carpet, ceiling light, two windows to the rear garden enjoying views of the Church in the distance, sizable fitted wardrobe with slide doors and pendant light above. EN-SUITE SHOWER ROOM (4'10 x 7'9"), comprising a fully tiled shower enclosure (mains fed), recess LED spotlights to ceiling, low-level WC, modern ceramic wall mounted basin to the side with vanity storage under, mixer tap above, additional chrome heated towel rail and frosted window. BEDROOM 2 (9'7" x 20'3" max), fitted carpet, two pendant ceiling lights and two large windows overlooking the front garden. BEDROOM 3 (9'9" x 12'5"), fitted carpet, pendant ceiling light with two fitted wardrobes with useful hanging space and shelving, separate attic hatch (fitted pulldown ladder) and large window to the front elevation. BEDROOM 4 (8'6" x 5'7"), fitted carpet, ceiling light and window to the rear elevation. FAMILY BATHROOM (4'11" x 8'7"), painted pine board floor, fitted light, three-piece suite made up of a panelled bath with mains fed shower over and tiling around, low-level WC, wall mounted half pedestal wash hand basin, mixer tap over, chrome heated towel rail, extractor fan and frosted window to rear.

A generous gravel driveway with manicured lawn is nicely framed by a natural stone wall and gated entrance to the front. The rear garden has a lovely sense of privacy and has been landscaped with level lawn, gravel pathway, raised beds and treehouse that directly adjoins the brook below.

Ground Floor



First Floor





### 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 'Westbrook' can be found on your right hand side before reaching the ford as indicated by our 'For Sale' board.

### Tenure

Freehold

### Services

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

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,  
 01446 772911  
 sales@hrt.uk.com



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