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Rathlin
Castle Hill
Llanblethian, Cowbridge,
The Vale of Glamorgan,
CF71 7JN

Rathlin

Guide Price £835,000

A very spacious detached family home maintained well, in need of some modernisation occupying a generous corner plot (approx 0.25 acres) located within a select close in the heart of the highly sought after village of Llanblethian with scenic far ranging views.



A well proportioned detached family home in need of some modernisation

Sit in a generous corner plot located within a select residential close

Far ranging scenic countryside views are enjoyed from the rear garden and house

Accommodation is arranged over two floors and comprises an entrance hall with WC off, 3 reception rooms, kitchen/breakfast room, utility room, integral double garage

5 bedrooms, en-suite bathroom and family bathroom

Manicured front lawn with sweeping driveway running alongside providing generous parking

Thoughtfully landscaped rear garden offering a great sense of seclusion, enjoying elevated countryside views, covered pergola, top terrace and hedgeline and planted lower lawn





A very spacious, well maintained, detached family home in need of some modernisation, occupying a generous corner plot (approx 0.25 acres) located within a select close in the heart of the highly sought after village of Llanblethian with scenic far ranging views.

Wooden double doors open to ENTRANCE HALL (17'6" max x 14'1" max) panel glass window to the side, two fitted ceiling lights, fitted carpet, spindle half galleried stairs rising to the first floor. WC (3'10" x 5'3") fitted carpet, low-level WC with wall mounted wash hand basin to the side with extractor fan and ceiling light fitted. Bay fronted SITTING ROOM (11'*" x 10'1") fitted carpet, pleasant views of the lawn and front garden. L shaped main LIVING DINING ROOM (24'10" max x 23'10" max), fitted carpet, electric fireplace with polished stone hearth and timber surround, large window with views to the front garden with glazed slide doors from the living room and wide opening from dining space to SUNROOM (23'5" max x 10'4" max), fitted carpet, electric heaters and a run of glazed units and door with

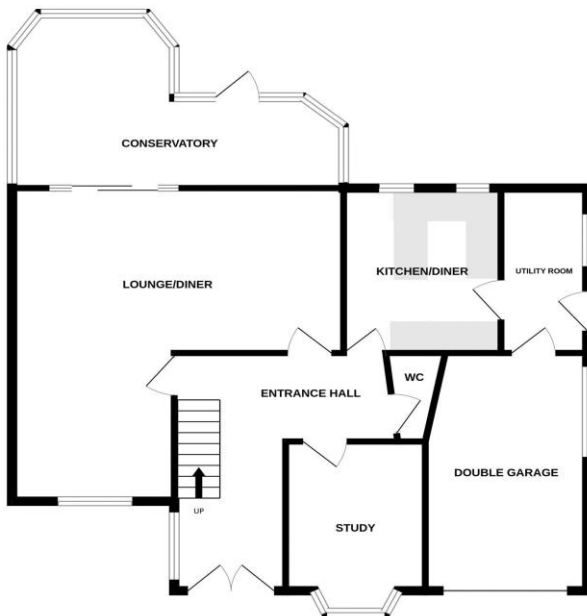
stunning elevated views and direct access to the enclosed rear garden. KITCHEN BREAKFAST ROOM (15'11" x 11'10"), fitted carpet, wall and base mounted units with additional kitchen peninsula with breakfast bar and ample storage. Appliances include a Bosch dishwasher, Neff oven and grill combo with matching five ring gas hob and extractor to the side, low-level fridge freezer with tiled surround and two windows with pleasant views to the garden and rolling countryside beyond. UTILITY/ BOOT ROOM (5'8" x 12') tile affect floor, pendant ceiling light, plumbing provision for white goods with wall mounted Combi Baxi boiler, fitted base units and countertop with sink, window, separate frosted door to the side elevation and internal door to double GARAGE. GARAGE (17'9" x 15'7") concrete floor, built-in storage cabinets, shelving, fuse board and meter frosted window to the side elevation and electric double door.

First floor LANDING (17'2" x 7'4") fitted carpet, high-level window over half galleried stairwell, airing cupboard just off

and sizable attic hatch (with retractable ladder). BEDROOM 1 (16' x 13'7") fitted carpet, multiple built in wardrobes, high-level shelving and dresser with additional double storage cupboard, large window to the front elevation. EN-SUITE BATHROOM (8'1" x 8') fitted carpet, panelled bath, inset sink with countertop, vanity storage under with window to the rear taking in scenic views onwards. SHOWER ROOM (5' x 5'11") fully tiled walls, corner shower enclosure, electric shower with WC to side and a frosted window to the rear elevation. BEDROOM 2 (15'1" x 12'2"), fitted carpeted, pendant ceiling light with integrated front of wardrobes and a sizable window with elevated views to the frontage. BEDROOM 3 (15'5" x 12'6") fully carpeted, pendant ceiling lights with large window to the rear, taking in the garden and the rolling neighbouring countryside. BEDROOM 4 (11'1" x 12'1") fully carpeted, pendant ceiling light with integrated vanity dresser flanked by double wardrobes and storage cupboards above and window taking in beautiful views. BEDROOM 5/ HOME OFFICE (8'6" x 10'), fitted carpet and large window with views to the front garden. Main BATHROOM (7' x 9') fitted carpet, three piece suite comprising pedestal, wash hand basin, WC, panelled bath with electric shower over and frosted window to the rear elevation.

To the front of the property is a sizable tarmac driveway and landscaped front lawn with cultivated and established borders. Access from both sides opens to the fully closed garden with sizable top terrace with timber framed pool with established vines running over, screening the main rear lawn beautifully. Steps down from the terrace lead to the garden area with established hedging, planted trees and double timber shed/garden room, enjoying stunning elevated views of Llanblethian and surrounding countryside.

GROUND FLOOR



1ST FLOOR



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 Cowbridge offices turn off The High Street alongside The Duke of Wellington Public House, under the stone archway and straight on down Townmill Road, bearing left and travelling up Constitution Hill. At the top of Constitution Hill turn right and follow the road round to Llanblethian Castle, bearing left, as you go down Castle Hill turn left along a shared drive where Rathlin is the far property on your right hand side as shown by our 'For Sale' board.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity

Council Tax Band H

EPC Rating D

Viewing strictly by appointment through
Herbert R Thomas

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hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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