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herbert r thomas

9 Love Lane
Llanblethian, The Vale Of
Glamorgan, CF71 7JQ

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9 Love Lane

Asking price **£580,000**

Charming, extended, 4 bed roomed semi-detached family home, ideally positioned for easy access to Cowbridge Town Centre and amenities, but a short distance from St. Quintins Castle and countryside walks.

Pretty 4 bedroomed extended family home in an excellent location

Entrance porch and hallway, living room with wood burning fire, large family kitchen/breakfast room open plan to sitting room and study area, combined utility and downstairs WC

Landing, 4 bedrooms, en-suite bathroom and family bathroom

Double gates to front parking

Gardens to front, side and rear

Great location with easy access to town centre and close to countryside walks





Charming, extended, 4 bedroomed semi-detached family home, ideally positioned for easy access to Cowbridge Town Centre and amenities, but a short distance from St. Quentins Castle and countryside walks.

Double glazed entrance door to PORCHWAY with leaded UPVC double glazed windows, coir mat floor, panelled door to HALLWAY, half turn staircase to first floor with double glazed window over stairs. LIVING ROOM, (15'1" x 12') double glazed window to front and sliding patio doors to rear garden. Recessed "Woodwarm" wood burning fire with slate hearth. STUDY AREA, (7'11" x 8'4") double glazed window to rear elevation, leading to a lovely open plan KITCHEN/BREAKFAST ROOM, (15'1" x 14'1") extensive range of fitted base cupboards, worktops with stainless steel one and a half bowl sink and drainer, integrated single oven, gas hob, extractor and dishwasher, ample room for family sized table, double glazed windows to side elevation and hardwood

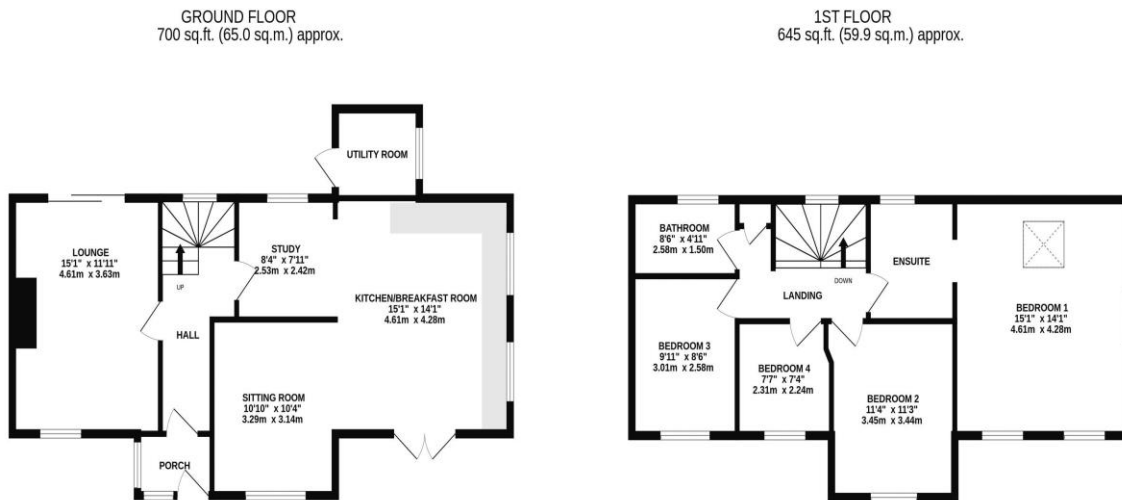
double glazed french doors to front garden. Open plan to SITTING ROOM, (10'9" x 10'4") double glazed window to front, working fireplace with cast iron surround and slate hearth. UTILITY/DOWNSTAIRS CLOAKROOM, a combination room with space and plumbing for washing machine and tumble drier, white low level WC, high level shelving, frosted double glazed window and double glazed door to rear garden.

LANDING with loft hatch, airing cupboard containing Worcester mains gas combination boiler. EN-SUITE BATHROOM, (8'4" x 7'5") painted floorboards, double glazed window to rear elevation, cast iron roll top freestanding bath, leading to BEDROOM 1, (15'1" x 14'1") delightful light and airy room with double glazed windows to front and side elevation, velux window to rear, high pitched ceiling. BEDROOM 2, (11'4" x 11'3") painted original floorboards and double glazed window to front elevation. BEDROOM 3, (10' x 8'6") with aspect

to front garden and BEDROOM 4, (7'9" x 7'5") currently used as a study, with double glazed window to front. FAMILY BATHROOM, (8'6" x 5') traditional white suite including panelled bath with hinged shower screen over, low level WC and pedestal wash hand basin, part tiled to walls, frosted double glazed window to rear elevation.

No. 9 Love Lane is located on the corner of Love Lane and Porth Y Green Close. Pillared solid timber double gates lead to a large gravelled parking area.

Timber framed shed and wood store, low dry stone walls then enclose a front garden area with mature shrubbery, with access to a gravelled side garden, passing a covered recycling store leading to the rear garden, again principally gravelled, fringed by mixed flower and shrub beds and ornamental cherry tree.



TOTAL FLOOR AREA: 1344 sq.ft. (124.9 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 Cowbridge Offices travel in an easterly direction up The High Street. At the traffic lights turn right onto the St. Athan Road and immediately right again onto The Broadway. Follow this road for a short distance and take the second turning right onto Love Lane. Travel a short distance and No. 9 is on your left hand side.

Tenure

Freehold

Services

Mains water, electric, gas and drainage
 Council Tax Band E
 EPC Rating D

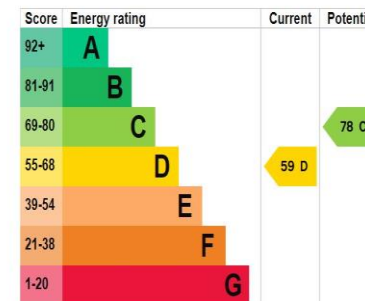
Viewing strictly by appointment through Herbert R Thomas

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Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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