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19 Church Hill
Close
Llanblethian, The Vale of
Glamorgan, CF71 7JH

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Asking price **£415,000**

An attractively presented detached 3 double bedroom bungalow with a homely feel is located in a lovely semi-rural position with Cowbridge close by boasting exceptional countryside views to the west.

An attractively presented detached 3 double bedroom bungalow, located in a lovely semi-rural position, with Cowbridge close, by boasting exceptional countryside views to the west

Attractively presented throughout with a homely feel

Accommodation comprises an entrance hall, cloakroom, spacious living room and conservatory, fitted kitchen/breakfast room, 3 double bedrooms and recently fitted bathroom

Generous driveway parking extends to a detached garage

Rear lawn with new greenhouse, with planted borders and gravelled seating area

A raised decked terrace directly linking the house with a spectacular rural views to the front

Good connectivity to all the amenities Cowbridge town centre offers.



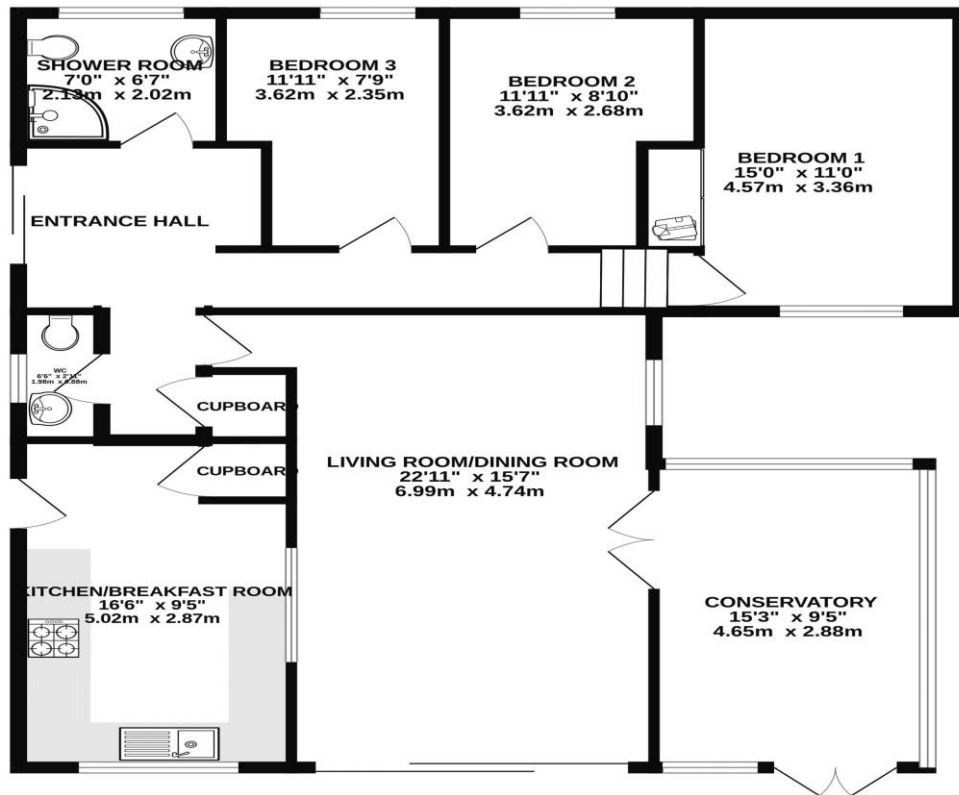


An attractively presented detached 3 double bedroom bungalow with a homely feel, located in a lovely semi-rural position with Cowbridge close by, boasting exceptional countryside views to the west. Fully glazed sliding doors open to the well proportioned ENTRANCE HALL wooden flooring, with the well balanced accommodation extending both left and right. CLOAKROOM just off comprising a neutral white suite and Worcester Combi boiler wall mounted. Generously sized LIVING ROOM/DINING ROOM lends itself to a multi use space with real flame gas fire inset in a natural stone chimney breast with deep

flagstone hearth. A very light room with sizeable glazed doors opening out to and framing the countryside views to the front and the CONSERVATORY to the side. A sizeable space currently configured with dining space extending to sitting space directly opening to the terrace again enjoying the panoramic rural setting. The KITCHEN/BREAKFAST ROOM is frontward facing and is fitted with a comprehensive extensive range of cottage style cabinetry. The double oven, gas hob, dishwasher and fridge are to remain. With a large window overlooking the fields to the front and a solid wood stable door opening to the side drive. The

bedroom wing extends from the hall with loft hatch and linen cupboard accessible. BEDROOM ONE lies to the far end of the property and is a well sized double with built-in wardrobes and large window to the front. BEDROOM TWO and BEDROOM THREE are decorated well and enjoy views over the private, established rear garden. The SHOWER ROOM has been fully renovated in recent years with a large corner shower enclosure, quality tiling and frosted window making it a bright space. To the front of the property is a raised decked terrace which enjoys unspoilt rural views. A driveway to the side offers parking for a number of vehicles extending to the DETACHED GARAGE. The rear garden is well established and offers a lovely sense of privacy with a paved path to grass lawn with mixed shrubbery and stocked beds leading to a further gravel sitting area. To note there is a useful under croft store that is externally accessed under the conservatory

GROUND FLOOR
1113 sq.ft. (103.4 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 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 office turn off the High Street alongside The Duke Of Wellington public house, under the stone arch and down Town Mill Road bearing left up Constitution Hill. At the top of the hill turn right, follow the road past the castle and at the bottom of Castle Hill turn right. Turn right over the bridge up the hill towards Llanblethian Church. At the top of the hill turn left into Church Hill Close, proceed straight on and left at the roundabout. No. 19 is the third house on the left hand side with lovely west facing rural view. What3words - toolbar.haystack.format

Tenure

Freehold

Services

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

Viewing strictly by appointment through Herbert R Thomas

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Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

