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Rose Cottage
Piccadilly
Llanblethian, Cowbridge,
The Vale Of Glamorgan,
CF71 7JL

Rose Cottage

Asking price **£515,000**

Charming, stone-built, semi-detached character cottage in an idyllic village setting within walking distance of Cowbridge centre and amenities.

Delightful, stone-built, semi-detached character cottage

Entrance hallway, combined utility room/cloakroom, living room and separate sitting room, open plan kitchen dining room

Two double bedrooms and shower room

Generous parking and detached garage

Very pretty cottage gardens

Room (subject to planning permission) to extend





Charming, stone-built, semi-detached character cottage in an idyllic village setting within walking distance of Cowbridge centre and amenities.

Stable door with glazed centre panel to HALLWAY, tiled floor and double glazed window. Combined UTILITY/ DOWNSTAIRS CLOAKROOM, wood block worktop with tiled splashbacks and inset porcelain sink, fitted cupboard, space and plumbing for washing machine. Modern white low level WC and chrome heated towel rail, fitted wall cupboards and tiled floor. LIVING ROOM, a pretty room with double glazed window to shallow front garden, attractive stone chimney breast with inset wood burning fire. Spindle staircase to first floor. Braced cottage door to SITTING ROOM, recessed wood burning fire, double

glazed window, pendant light opening to a generous rear KITCHEN DINING ROOM, natural stone tiled floor, DINING AREA with French door to rear garden open plan to KITCHEN offering a range of shaker style, oak fronted base and wall cupboards with granite worktops and inset porcelain sink. 'Rangemaster' cooking range and extractor to remain. Built-in dishwasher and fridge. Double glazed windows and part glazed door to rear garden.

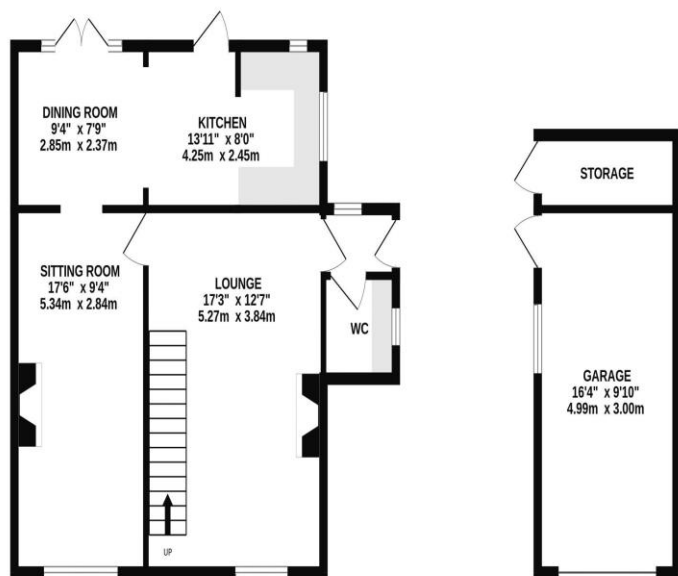
First floor LANDING, exposed timber beam, airing cupboard with modern Worcester mains gas combination boiler. Double BEDROOM ONE, part pitched timber beamed ceiling, double glazed windows to front and side elevations and built-in wardrobe. Double BEDROOM TWO, pitched and

beamed ceiling, double glazed window to front elevation and Velux window to rear. SHOWER ROOM, traditionally styled white Heritage suite including wash hand basin with vanity cupboard, low level WC and large fully tiled shower cubicle with glazed entry door, part tiled to walls and frosted double glazed window.

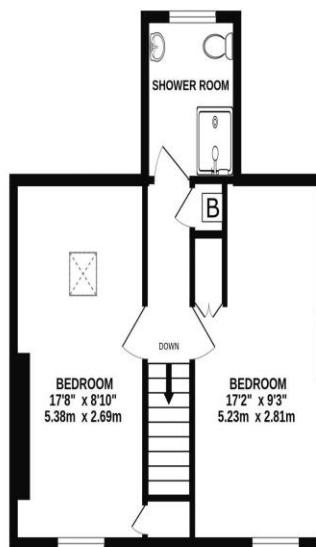
Rose Cottage occupies an idyllic location in the centre of the picturesque village of Llanblethian. Low natural stone wall to front boundary with rose garden to front. To the side of the property, a detached single GARAGE with electric up and over door and rear GARDEN STORE/LAUNDRY ROOM with quarry tiled floor, fitted sink and cupboards.

Timber double gates lead to the side of the property where there is additional parking. A very pretty cottage garden extends to the rear of the property with substantial well-stocked mixed borders, specimen trees cobbled paths, sitting areas and timber SUMMER HOUSE. Rose Cottage enjoys a generous plot with room (subject to planning permission) to further extend.

GROUND FLOOR
782 sq.ft. (72.7 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 1206 sq.ft. (112.0 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 The Duke of Wellington Public House, continue under the stone arch and down Town Mill Road bearing left up Constitution Hill. At the top of Constitution Hill turn right. Follow this road and as you begin to descend Castle Hill, take the first turning right (immediately after St Quentin's Castle). Follow this road down the hill going straight on at the bottom, onto Piccadilly where you will find rose Cottage on your right hand side.

What3Words: Trickled.Fixated.Returns

Tenure

Freehold

Services

Mains water, drainage, gas and electricity

Council Tax Band F

FPC Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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appointment through
Herbert R Thomas

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