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3 Factory Road
Llanblethian, Cowbridge,
The Vale Of Glamorgan,
CF71 7JD

3 Factory Road

Offers in Excess of £475,000

A truly charming, traditional three bedroom bungalow nestled peacefully within the highly regarded Vale village of Llanblethian offering a well established garden plot with private driveway and great connectivity to open countryside and Cowbridge Town Centre, respectfully.

Very well presented, traditional semi-detached double bay fronted bungalow

Bay fronted sitting room, dining room, kitchen/breakfast room, two ground floor bedrooms (one currently home office/study) and an additional double bedroom to the first floor

A very private plot with driveway parking for numerous vehicles and additional timber built bike store

The garden plot enjoys accents of natural stone and offers grass lawns, pathways, veg patch, pond and sociable seating areas to front and rear

Located within the heart of Llanblethian whilst enjoying easy access to local countryside and the amenities of Cowbridge





Part-pitched front entrance with steps to the part glazed timber front door. Opening directly into the 'L' shaped HALLWAY with fitted carpet, pendant ceiling light and attic hatch. To the left, a door opens into the bay fronted SITTING ROOM with large window framing the front garden beautifully, a feature tiled fireplace with decorative surround and open shelving to the right with low-level storage cupboards to the left. An open arch connects to the dining room with quarter turn spindle stairs and practical storage cupboard under rises to the first floor. Half glazed door to the rear steps down into the KITCHEN/ BREAKFAST ROOM with quarry tiled floor, 'Shaker' style units fitted with butcher block

countertops, freestanding 'Stove' oven, grill and hob with a Belfast sink and mixer tap and plumbing for white goods. A very bright room enjoying dual aspect with windows to the front and side, and a recently fitted stable door opening directly out to the south facing garden.

To the right of the hall is a bay fronted DOUBLE BEDROOM taking in beautiful garden views with fitted carpet and pendant light. BEDROOM THREE, currently a home office lies to the rear of the property with fitted carpet, pendant ceiling light and window looking directly over the rear garden. The

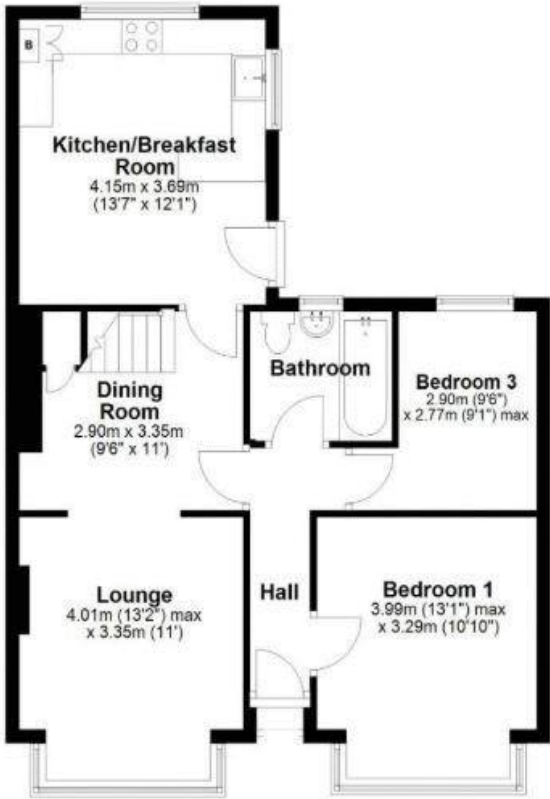
final room to the ground floor, (accessible off the hall) is the fully tiled BATHROOM comprising a 'Heritage' style suite with low-level WC, pedestal basin with frosted window above and timber panel bath and 'Triton' electric shower over.

To the first floor is double BEDROOM TWO, with a pitched ceiling, fitted carpet, eaves storage cupboard and pendant ceiling light. The sizeable window takes in elevated views of the garden and the countryside beyond.

To the front of the property lies a natural, stone wall and hedge lined front boundary opening to a sizable tarmac driveway with substantial solid timber bike store. A central gravelled pathway with graduated steps leads up to the entrance door flanked by well-maintained grass lawns and stock borders.

Gated site access leads to the thoughtfully designed rear garden enjoying a southerly aspect with a gravel seating area and steps leading to a pond, raised beds with a gravel terrace and top grass area.

Ground Floor



Total area: approx. 78.4 sq. metres (844.1 sq. feet)

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 '3 Factory Road' can be found to your left hand side, just before the right hand turn in the road, as indicated by our 'For Sale' board.

What3words: Observer.baked.latitudes

Tenure

Freehold

Services

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	78 C
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through
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