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Windways

Llanbethery,
The Vale Of Glamorgan,
CF62 3AN



Windways

Asking price **Offers in Excess of**
£459,950

Pretty, late Edwardian semi-detached 3 bedroom country cottage in a peaceful Vale village, enjoying a south facing rear garden with south facing rural views to rear within a convenient drive of Cardiff to the East and Cowbridge to the West.

Beautifully presented
characterful stone built
semi-detached cottage

Hallway, living room, dining
room, kitchen

3 bedrooms and bathroom

Off road parking and original
stone walled front garden

Rear garden with mature
mixed shrubbery and trees,
two sheds, store and a
timber framed potting shed

Quiet village setting with
beautiful rural views

Convenient access to
Cowbridge and Cardiff





Pretty, late Edwardian semi-detached 3 bedroom country cottage in a peaceful Vale village, enjoying a south facing rear garden with south facing rural views to rear within a convenient drive of Cardiff to the East and Cowbridge to the West.

Panelled entrance door with crescent glazed section to HALLWAY, further entrance door to side, slate tiled floor, double glazed sash window to side, traditional spindled staircase with understairs cupboard leads to first floor. Stripped cottage doors to LIVING ROOM with French doors to rear, pendant light, "Woodwarm" wood burning fire with carved timber surround and slate hearth, recessed cupboard space and TV display area. DINING ROOM, matching slate floor, small "Aarrow" wood burning fire with timber mantle over, double glazed sash window to front elevation. Half door from hallway to KITCHEN, "Shaker" style base and wall cupboards including glazed display cabinet and plate rack, oak block worktops, double glazed sash windows to side and rear elevations, "Everhot" cooking range (available by separate negotiation), space for fridge freezer, built-in dishwasher and space and plumbing for washing machine.

Traditional spindle staircase with hardwood rail to first floor LANDING with original sash window to side elevation, loft hatch with drop ladder and doors to PRINCIPLE BEDROOM, stripped floorboards, double glazed sash

windows with lovely views over the rear garden and fields beyond. BEDROOM TWO, a double room with feature corner cast iron bedroom fireplace and decorative tiled hearth, double glazed sash windows to village scene to front. BEDROOM THREE, stripped and polished floorboards, pendant light and double glazed sash window to rear. BATHROOM, white panelled bath with mains shower and glazed shower screen over, low level WC and pedestal wash hand basin with tiled splashback, shelved storage cupboard, frosted double glazed sash window.

Lawned front garden and shrubbery enclosed by an original natural stone wall. Access to single parking space. Gate to enclosed gravelled area with timber framed shed and room for wood store. The rear garden combines gravelled sitting area, raised bed and lawn, mature mixed shrubbery and trees. To the bottom of the garden is a further paved sitting area with fine south facing rural views. Outbuildings include two sheds, a store and a timber framed potting shed.





Directions

Leave Cowbridge and travel East along the A48. Turn Right immediately before the Aubrey Arms public house. At the junction turn right. Continue along this country road for approximately 2 miles. Turn right signposted Llanbethery. Take the next right and follow this road into the village. 'Windways' will be located halfway through the village on the left hand side.
What3words: such.sweetener.agent

Tenure

Freehold

Services

Mains water and electricity. Cesspit drainage, oil central heating
Council Tax Band F
EPC Rating

Viewing strictly by appointment through
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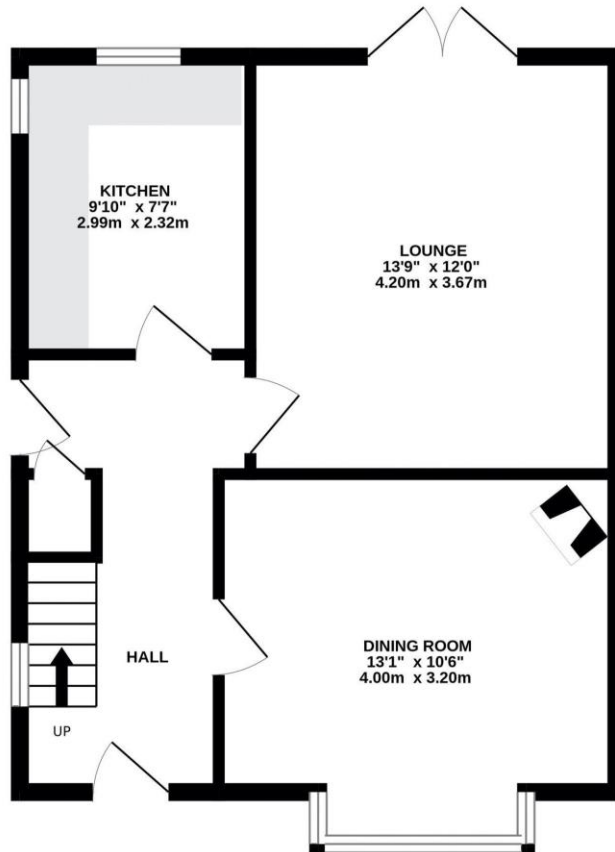
hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	41 E	
21-38	F		
1-20	G		

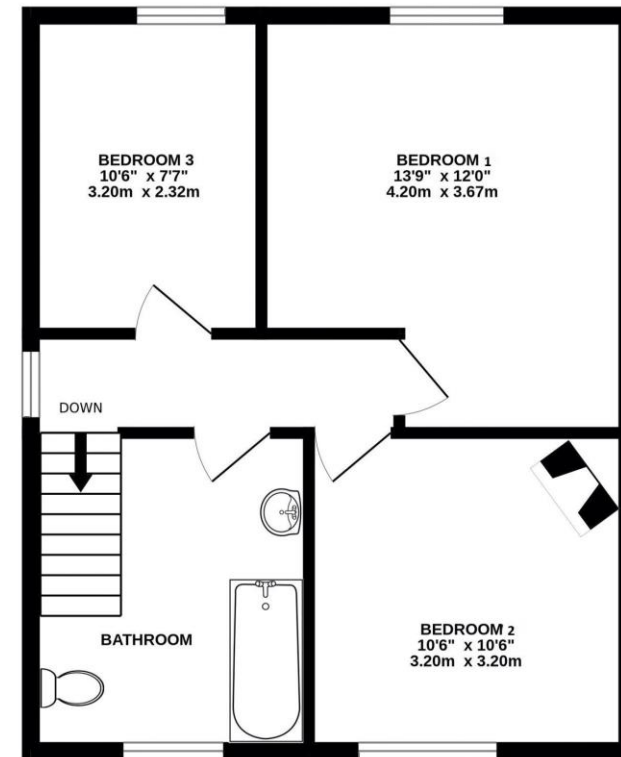
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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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