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19 Lougher Place
St. Athan
The Vale Of Glamorgan
CF62 4PW

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Asking price **£315,000**

An extended and modernised three-bedroom semi-detached home sat on a generous garden plot with a number of outbuildings and extensive private parking.

Versatile and spacious living with two reception rooms and a flexible study

Modern fitted kitchen with high-quality appliances to remain

Principle bedroom with en-suite and good storage throughout

Solar-heated plunge pool with composite decking

Detached workshop and summer house, both with power and internet, ideal work from home space or studio/gym

Garden kitchen/bar for entertaining

Generous, gated front driveway with off-road parking for numerous vehicles

Close to all local schools, shops and pubs with the wider amenities of Llantwit Major and Cowbridge, easily reached





A smartly tiled ENTRANCE PORCH with fitted coat cupboard and side window welcomes you into the home and leads into the ENTRANCE HALL with wood effect 'Aqua step' flooring fitted with a featured full length mirrored radiator, modern glass and stainless steel balustrade rising to the first floor. An oak door leads into the principal LOUNGE. A stylish and comfortable reception room with double glazed tilt/turn/open window dressed with composite plantation shutters taking in frontwards facing views. Additional practical built-in storage behind the floating wall. A wide opening seamlessly connects to the DINING ROOM with oak effect 'Aqua step' flooring with large French doors drawing in light and allowing access to the rear garden. To the rear of the property lies a stylish and well designed fitted KITCHEN with a range of modern wall and base units, butcherblock wood worktops, accented tiling and stainless steel splashbacks. In addition a breakfast bar offers casual seating, concealed pantry cupboard with a large window taking in garden views to the rear elevation. Integrated appliances to remain include, Integrated appliances include a 'Miele' induction hob and additional gas wok burner. 'De Dietrich' self clean oven,

steam oven, microwave, plate warmer, dishwasher and Bosch' oven. A REAR HALL connect the kitchen to pantry/utility room, cloakroom, storage cupboard and rear garden access. PANTRY/UTILITY offers plumbed provision for white goods and sink. Integrated storage offers a floor to ceiling corner pantry cupboard. An attic hatch is accessible from this space. CLOAKROOM/WC offers a modern suite comprising WC, basin with tiled splashback and obscured glass window to the side. Stairs from the ground floor hall rise to the first floor LANDING with fitted carpet and airing cupboard housing the large pressurised hot water tank and access to all bedrooms, bathroom and office/study. BEDROOM TWO is a generous double bedroom with tilt/turn/open window taking in rear garden views with two double wardrobes fitted. BEDROOM THREE also a spacious double bedroom lies to the front of the house, with two double wardrobes and two single wardrobes to remain. A double glazed tilt/turn/open window dressed with composite plantation shutters. FAMILY BATHROOM – 2.22m x 2.08m (7'3" x 6'9") A contemporary family bathroom with tiled accents offers a large bath with overhead shower, separate

hand held shower, hand basin and WC. A frosted window brings light in from the rear elevation and a heated towel rail. An oak 'fire' door opens to a truly versatile STUDY/DRESSING ROOM/BEDROOM FOUR currently configured as an office and dressing area. Cupboard houses solar panel control. Stairs leading to the second floor MAIN BEDROOM has a hotel like feel with an open-plan, suite-like design with a bedroom area to the far end and Velux windows over. An open EN-SUITE includes a fitted shower cubicle with frosted and lit divide, basin and WC, storage and tiled splashback. Multiple eaves storage is accessible.

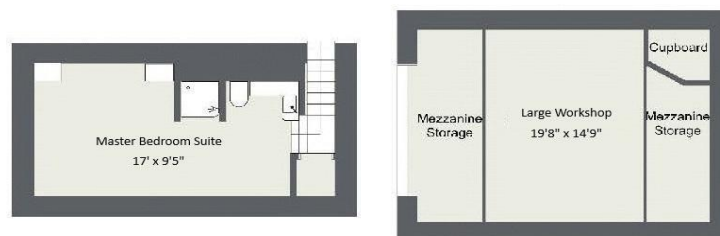
Outside to the front lies a walled and gated frontage with block paving driveway offering parking for numerous vehicles with electrically operated gate and security light. A large professionally landscaped rear garden with fencing and gates enclosed the area safely for both children and pets alike. The block paving continues from the front driveway into the rear garden allowing additional vehicle parking if required. A large composite decked area provided a sociable entertainment and seating area. An above ground, solar heated PLUNGE POOL and electrically operated cover is a great addition. Once closed this area can be used for an elevated sunbathing spot.

To the rear of the garden lies a LARGE WORKSHOP of insulated concrete framework with full power, lighting and internet connection. Along with the ground floor space, two mezzanine storage areas provide even more storage options. This space could lend itself to multiple uses such as a gym, studio or large office space. A timber built SUMMERHOUSE providing a peaceful nook within the garden also with lines power, lighting and internet connection. Rounding off the ancillary building is GARDEN KITCHEN/BAR with bifold doors, a great entertainment addition to the garden.



Ground Floor

First Floor



Second Floor

Workshop / Studio / Gym





Directions

From Cowbridge, travel along the St Athan road in to St Athan passing the RAF base on your right hand side. Continue straight through the village centre and just after turn right onto Glyndwr Avenue, 1st left onto Berkrolles Avenue and straight over the open green then next right onto Lougher Place where No.19 will be a short distance up on your right hand side, as indicated by our 'For Sale' board.
What3words: dried.composer.hardly

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
Council Tax Band C
EPC Rating B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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