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9 Church View

Llanblethian

Cowbridge

The Vale Of Glamorgan

CF71 7JJ

9 Church View

Asking price **£399,999**

A well presented three bedroom detached bungalow, with generous sized enclosed side and rear garden, with potential to extend subject to planning, situated in a peaceful and highly sought after location.

Three bedroom detached bungalow.

Well presented and maintained accommodation throughout.

Generous sized landscape garden plot.

Ample off-road parking and single garage.

Sold with no ongoing chain.

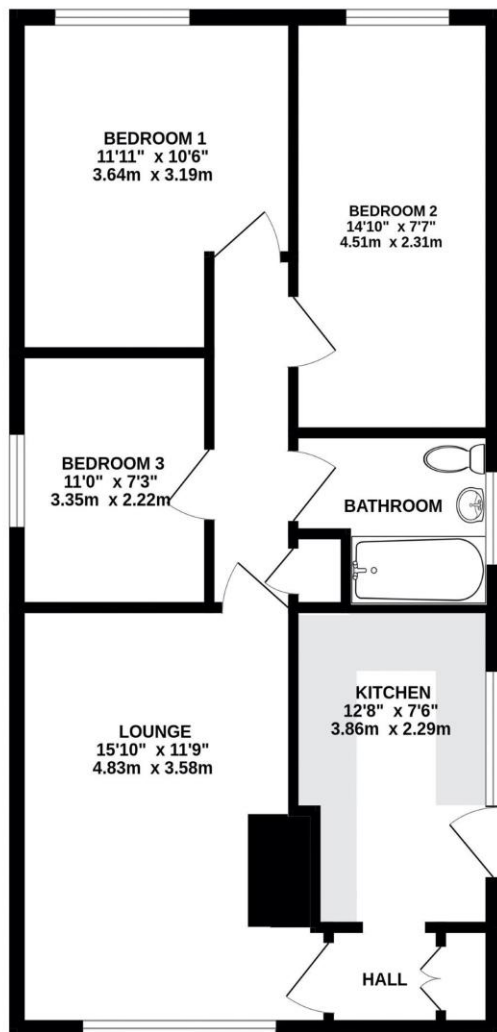
Peaceful position in highly sought after location.

Viewings highly recommended





GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



Situated in a peaceful and highly sought after location lies this well presented three bedroom detached bungalow with generous sized enclosed garden plot. With the large side and rear garden, there is potential to extend the bungalow subject to relevant planning permission.

The accommodation briefly comprises: An ENTRANCE HALL which benefits from a built-in cloaks storage cupboard with fitted radiator. The hallway has vinyl herringbone design flooring which continues into the kitchen. The KITCHEN with glass panel door and window enjoying views and access into the garden has an extensive range of fitted high gloss white base, larder and wall mounted unit units. Oak effect work surfaces with bowed splashback tiling over. Integrated double oven, induction hob with cooker hood over. Space and plumbing for washing machine and fridge/freezer. The LOUNGE with large picture window to front, has an electric feature fire set on a light marble hearth with ornate surrounding mantle. (The original chimney breast is in situ and could be reopened should a purchase a wish). The room has high-quality laminate with flooring which continues into the night hallway.

The NIGHT HALLWAY has a built-in airing cupboard with fitted radiator, plus a loft inspection point, and gives access to the bedroom accommodation. BEDROOMS 1 and 2 are both comfortable double bedroom bedrooms with windows to rear enjoying views over the garden. BEDROOM 3 is a single bedroom with window to side overlooking the driveway and has the same high-quality laminate wood flooring as bedroom two. The

FAMILY BATHROOM with obscure glazed window to side as a white three-piece suite which includes a panel bath with electric power shower over, sink unit with storage below and low-level WC. The room has extensive ceramic tiling behind the suite and vinyl tile effect flooring.

Outside to the front of the house is a low maintenance forecourt garden laid with ornate gravel and brick Pavia pathways. A driveway extends along the side of the house leading to a semi-detached single GARAGE (9'01" x 17'1") with remote controlled roller shutter door, window to rear. To the side and rear of the property is a surprisingly large enclosed garden. A brick pavia patio extends from the side of the house and along the rear elevation. Beyond this is a level lawned garden with mature hedging which enjoys far reaching views between neighbouring properties and Llanblethian Church.



TOTAL FLOOR AREA : 640 sq.ft. (59.5 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

Travelling from Cowbridge town centre proceed along the Llanwit Major Road and turn left at the cross in public house signposted Llanblethian. Proceed into the village taking the first left-hand turning into Church View proceed the top of the cul-de-sac where number nine is found on your right hand side.

What3Words:filled.bagpipes.roses

Tenure

Freehold

Services

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

Viewing strictly by
appointment through
Herbert R Thomas

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

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