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1 Llanquian Close  
Cowbridge  
The Vale Of Glamorgan  
CF71 7HQ

# 1 Llanquian Close

Asking price **£625,000**

Outstanding four double bedroom detached house with two storey extensions to front and rear, providing significantly enhance family accommodation, excellent parking and a large private, mature garden plot. Solar panels and battery storage included. Quiet cul-de-sac position with easy walking access to Cowbridge town centre and well-regarded local primary and secondary schools.

Substantial, extended, modern detached family home of excellent proportions

Entrance hall, living room, dining room open-plan to kitchen, large study and tv lounge/ playroom, ground floor boot room, shower room and utility room

Four large double bedrooms, dressing room and modern en-suite shower room, separate bathroom

Extensive parking, car port with car charging point and garage

Wrap around corner plot with lawn and paved sitting areas

Solar panels (4.56kw) and battery storage (8.2kw) included

Quiet cul-de-sac position





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Upvc double glazed entrance door to spacious HALLWAY with parquet floor, double glazed screen to side and quarter turn staircase to first floor. LIVING ROOM, parquet floor, full length double glazed windows to front elevation folding doors to DINING ROOM parquet floor and double glazed sliding patio doors to garden. Open-plan to KITCHEN, tiled floor, range of cream high gloss cupboards with oak block worktops and stainless steel one and half bowl sink with tiled splashbacks, integrated appliances include Miele double oven, Bosch ceramic hob with integrated extractor fan, integrated Meile dishwasher, space for larder fridge, fitted wall shelves and double glazed window to side.

STUDY with double glazed window to rear garden and door to built-in storage cupboard. Glazed door from dining room to TV LOUNGE/ PLAYROOM, coved ceiling and double glazed window to front elevation.

UTILITY/ LAUNDRY ROOM, matching cream high gloss cupboards, oak block worktop and stainless steel sink, space and plumbing for washing machine and tumble dryer. Double glazed door and window to garden. Vaillant mains gas boiler. COAT/BOOT ROOM, ceramic tiled floor, skylight window and connecting door to garage. SHOWER ROOM, tiled floor and fully tiled shower area, walk-in shower with fixed glazed screen and electric shower attachment, white low level WC and pedestal wash hand basin.

LANDING, frosted double glazed window above stairs, airing cupboard with foam lagged tank, modern solid timber replacement doors to PRINCIPAL BEDROOM,

double glazed window to rear elevation, wall-mounted air conditioning unit. DRESSING ROOM with built-in open fronted wardrobes. EN-SUITE SHOWER ROOM, well-appointed modern suite including fully tiled walk-in shower cubicle with mains shower attachment and glazed screen, wash hand basin with vanity drawer, low level WC, frosted double glazed window and heated towel rail.

Extended first floor accommodation allows for three further generous double bedrooms, BEDROOM TWO with double glazed window to side garden. BEDROOM THREE, again, a substantial double room with aspect to front elevation. BEDROOM FOUR, a well proportioned double room with built-in wardrobes and double glazed window to front. FAMILY BATHROOM, P shaped bath with shower and shower screen over, low level WC and

wash hand basin with vanity drawer, timber effect vinyl floor, heated towel rail and part-tiled walls, built-in storage cupboards and frosted double glazed window.

Brick pavia block driveway to the front, parking space with room for several cars, screened from the road by a mature laurel hedge. CAR PORT (with car charging point ) provides covered parking and sheltered access to the front door and single electric door to GARAGE, power and light, wall-mounted solar inverter and battery storage, part-glazed door to rear garden.

Arched picket gate to rear garden which wraps around the house, is laid principally to lawn with paved sitting area, deep mixed flower and shrub beds and specimen trees. Garden shed to remain.

4.56kw solar panels with 8.2kw battery storage is included in the sale. Installed late 2020.





## Directions

From our Cowbridge offices travel in an easterly direction up the High Street. Turn right at the traffic lights onto the St. Athan Road. Turn second right into Brookfield Park and Llanquian Close is the third close on your left hand side where No.1 is the first property on your right hand side.

What3words: digital.evoke.clip

## Tenure

Freehold

## Services

Mains water, drainage, gas and electricity.  
Solar panel and battery storage ( further yield information available approx £1024 in 2025. )  
Council Tax Band G  
EPC Rating B

Viewing strictly by appointment through  
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59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,  
01446 772911  
[sales@hrt.uk.com](mailto:sales@hrt.uk.com)

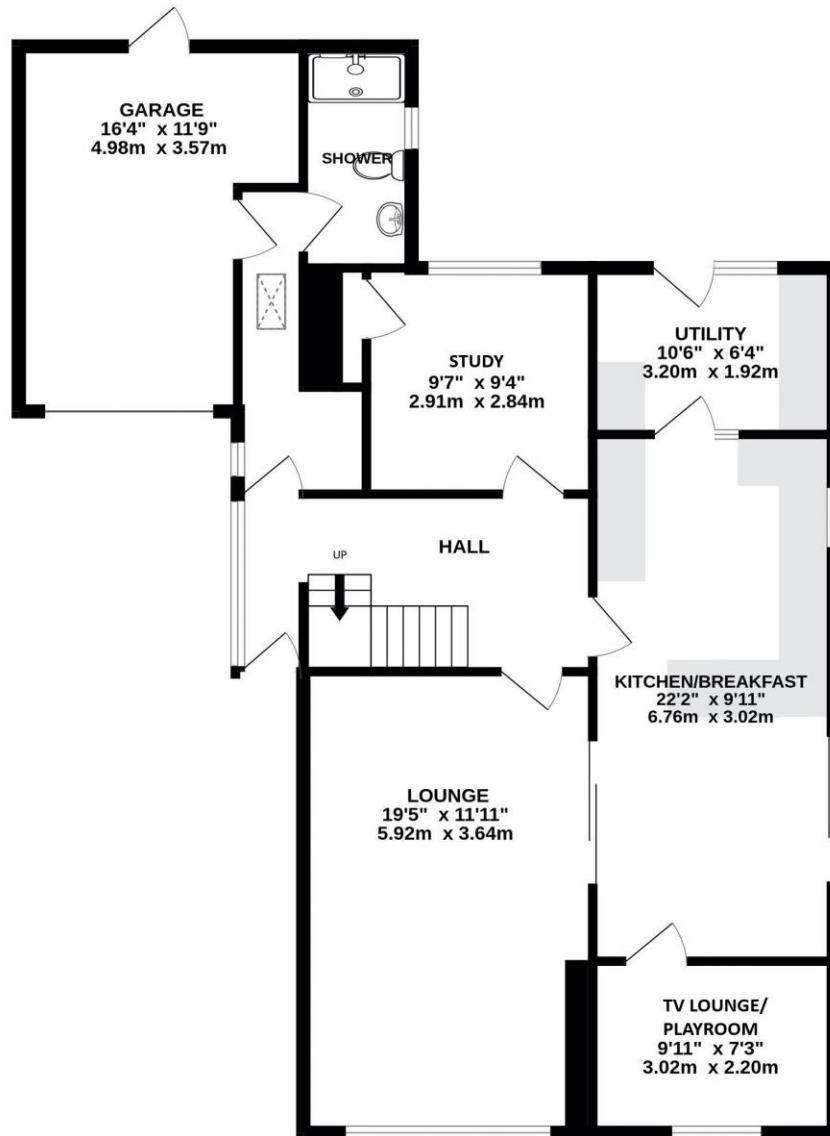
**hrt** Est. 1926 **RICS**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 81 B    | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | 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  
1033 sq.ft. (96.0 sq.m.) approx.



1ST FLOOR  
788 sq.ft. (73.2 sq.m.) approx.

