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1 Cwrt Llanfleiddan
Llanblethian,
Cowbridge,
The Vale Of Glamorgan,
CF71 7JZ

1 Cwrt Llanfleiddan

Asking price **£1,250,000**

An exceptional, contemporary, bespoke property in a unique courtyard development, situated in the heart of Llanblethian, enjoying far reaching rural views.

Bespoke contemporary detached property sold with NO ONGOING CHAIN

Designed by renowned Welsh architects Loyn & Co

Unique courtyard development located in the heart of Llanblethian

Beautifully presented and maintained with high-quality finish throughout

Spacious ground floor accommodation, with four reception rooms plus kitchen/breakfast room

Master bedroom with bespoke furniture and recently upgraded ensuite bathroom

Three further bedrooms and recently upgraded family shower room

Double garage, ample parking and electric vehicle charging point

Enclosed landscaped south/west facing garden





Situated in arguably one of South Wales's most sought after postcodes, this contemporary, Lyon & Co Designed property is located in a select courtyard development in the heart of Llanblethian. The light filled accommodation, has been lovingly maintained and improved by the current owners. It is presented to the very highest of standards.

The spacious ground floor accommodation comprises; a large reception HALLWAY. Stairs rise to the first floor gallery LANDING. Hardwood floors continue into all reception rooms. All living accommodation enjoys views to the rear, over the landscape garden and into farmland beyond. The LOUNGE is dual aspect, including French doors flanked by windows giving access into the rear garden with a sheltered overhang roof. The DINING ROOM is also dual aspect with fitted picture window to rear, plus a bespoke fitted dresser unit. The STUDY has a fitted range of Neville Johnson office furniture ideal for persons working from home.

The KITCHEN/BREAKFAST ROOM offers an extensive range of fitted base, larder and island units with complementing stonework surfaces. Full range of integrated appliances, including Miele double oven, microwave oven and induction hob. Off the kitchen/breakfast room is a SITTING ROOM with glazed sliding doors leading out to a rear patio. An inner hallway is flanked by the UTILITY ROOM, offering a range of fitted units, plus space and plumbing for white goods, and the BOOT ROOM with bespoke storage units. Finally off the reception hallway is a ground floor CLOAKROOM plus separate storage room. The first floor gallery landing gives access to the bedroom accommodation. BEDROOM

ONE has bespoke bedroom furniture by Redwood Joinery, Swansea. It boasts an impressive, recently upgraded, EN-SUITE BATHROOM designed and installed by The Tap End of Pontyclun. The high-quality finish is fit for any boutique hotel. BEDROOM TWO and BEDROOM THREE are comfortable double bedrooms both benefiting from fitted wardrobe space. BEDROOM FOUR with large picture window to rear plus, glass panelling onto the gallery landing, is a single bedroom currently used as a music room. The property offers ample off-road parking within the brick

paviour courtyard. An attached DOUBLE GARAGE is accessed via remote controlled section up and over door. Adjacent to the garage is a useful STORAGE ROOM. Both benefit from power and lighting.

To the rear is an enclosed landscaped garden which enjoys the sun throughout the day. Paved patio areas lead onto a shaped lawn, bordered by low maintenance shrub and flower borders.





Directions

From our office on Cowbridge High Street proceed down church Street, through the archway and onto Townmill Road, continue up Constitution Hill. At the T Junction turn right, pass the castle on your right hand side and travel down the hill. At the T Junction turn right onto bridge Road. Cwrt Llanfleiddan is found on the left-hand side. As you enter the courtyard number one is found immediately on your right hand side. What3words: events.springing.trinkets

Tenure

Freehold

Services

Mains water, drainage, gas and electric.
Council Tax Band I
EPC Rating

Viewing strictly by appointment through
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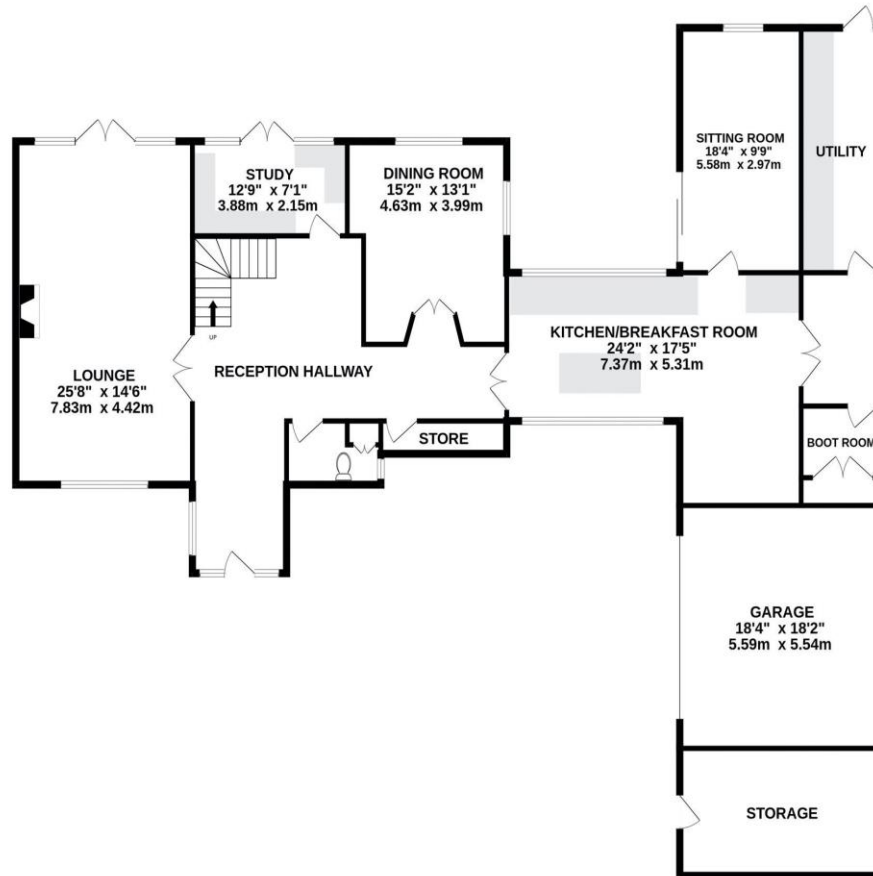


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

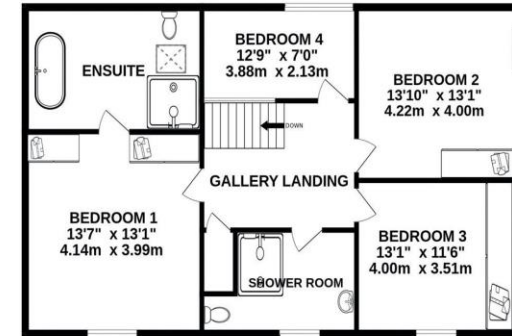
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



GROUND FLOOR
2282 sq.ft. (212.0 sq.m.) approx.



1ST FLOOR
985 sq.ft. (91.5 sq.m.) approx.



TOTAL FLOOR AREA : 3266 sq.ft. (303.5 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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