



Three Elms, Church Road
Llanblethian, Cowbridge, Vale of Glamorgan, CF71 7JF

**Watts
& Morgan**



Three Elms, Church Road Llanblethian, Cowbridge, Vale of Glamorgan, CF71 7JF

Guide price: £899,950 Freehold

4 Bedrooms : 2 Bathrooms : 2 Reception Rooms

A detached family home occupying a superb location to the edge of Llanblethian with amazing panoramic southerly views over fields and farmland. Spacious accommodation of over 2100sq.ft in total offers much scope for modernisation or redevelopment (subject to appropriate consents). It currently includes: living room with wood block flooring and open fire, dining room and long kitchen/breakfast room. Also ground floor laundry room, side entrance, shower room/WC and integral garage. Four double bedrooms and bathroom. Parking; integral garage. Surrounding gardens with farmland beyond.

Directions

From our Cowbridge Office, proceed along High Street in a westerly direction. Turn left onto Llantwit Major Road and, after about 3/4 of a mile, turn left at The Cross Inn Public House. Continue into the village, to find Three Elms to your right, mid way between The Cross Inn and Llanblethian Church.

- Cowbridge 1.4 miles
 - Cardiff City Centre 14.4 miles
 - M4 (J35, Pencoed) 6.2 miles
-

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * Three Elms is a unique, detached family home occupying a simply superb location to the edge of the village of Llanblethian.
- * Set within a plot of just over one third of an acre, it enjoys amazing southerly views over open fields and farmland.
- * Ground floor entrance porch opening into a spacious hallway with woodblock flooring from which doors lead to all the principle ground floor rooms and to a bathroom/shower room. Staircase leads to first floor bedroom accommodation.
- * The family lounge is a dual aspect room running the depth of the property with window to front garden and sliding doors opening to the rear with steps leading to the garden itself.
- * Adjacent dining room benefits from the same views and has a serving hatch to the kitchen/breakfast room.
- * Kitchen/breakfast room, like the lounge, runs the depth of the property with window to the front elevation and a broad picture window to enjoy the views over the garden and surrounding fields and farmland.
- * A side entrance porch is also a generous space housing the oil central heating boiler with ample room for cloaks storage.
- * Utility room connects to a laundry room with integral garage beyond; and also into a rear sun-room from which there is access to the garden.
- * To the first floor large landing area with storage cupboards has exposed floorboards extending into 3 of the 4 bedrooms.
- * All 4 bedrooms are double rooms, the three largest enjoying the outstanding views.
- * Bedroom 4 looks to the front of the property over Church Road and onto fields and farmland beyond.
- * Family bathroom includes a 3-piece bathroom suite.

GARDENS AND GROUNDS

- * Set within a surrounding garden plot of just over one third of an acre
- * A pull-in from Church Road leads, via a gated entrance, onto a driveway parking area.
- * Driveway leads, in turn, through an up and over door into the integral garage (approx. max 5.8m x 4.9m).
- * The plot is mainly laid to lawn and has hedging to 3 sides. It includes a number of trees planted by the current owners when the property was built approximately 50 year ago.

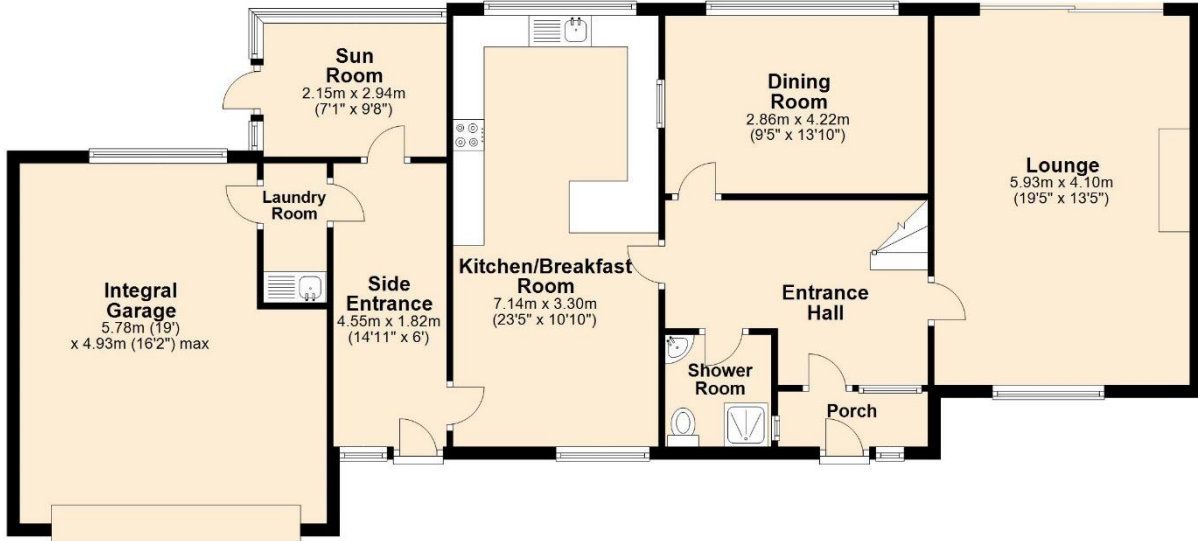
NB

Three Elms was originally built as an Agricultural Property and is now being sold with a 'Certificate of Lawfulness'. It has considerable renovation potential or redevelopment (subject to any appropriate consents).

TENURE AND SERVICES

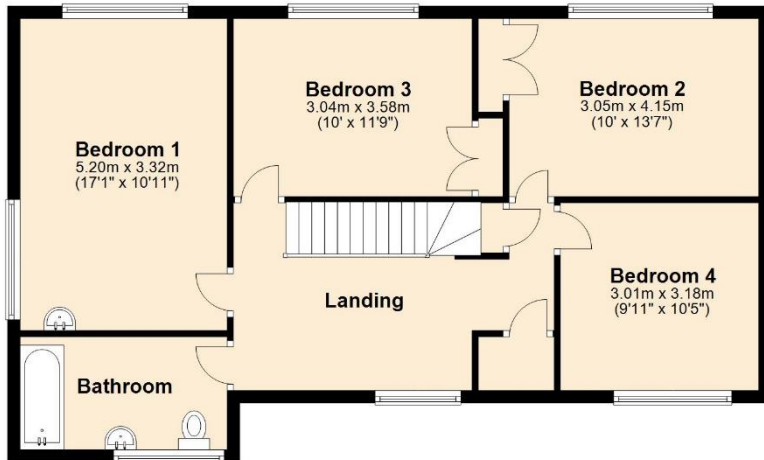
Freehold. Mains electric, water and sewerage connect to the property. Oil fired central heating. Council Tax band H.

Ground Floor
Approx. 122.9 sq. metres (1323.0 sq. feet)



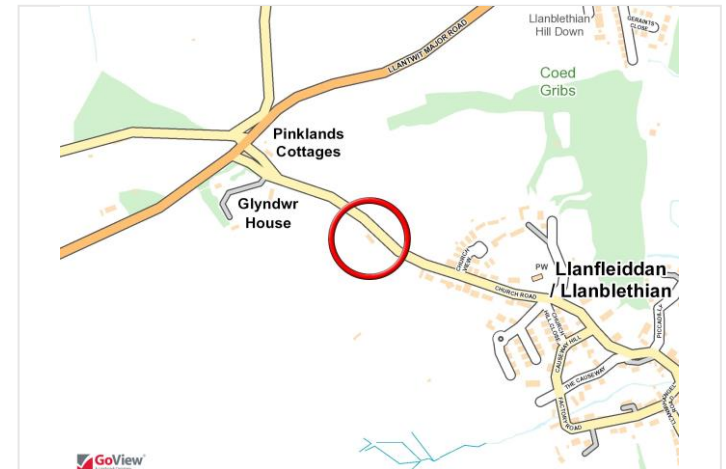
First Floor

Approx. 75.9 sq. metres (816.9 sq. feet)



Total area: approx. 198.8 sq. metres (2139.9 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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