



Aeolian House, Piccadilly

Llanblethian , Nr Cowbridge, Vale of Glamorgan, CF71 7JL

Watts
& Morgan



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Llanblethian, Cowbridge CF71 7JL

Guide Price £529,950 Freehold

3 Bedrooms | 1 Bathroom & 1 WC | 2 Reception Rooms

A delightful, three bedroom detached property situated in the heart of Llanblethian village. Enjoying peaceful and elevated views over playing fields and 14th-Century St Quentin's Castle. Within a prime position for Cowbridge School and within a short stroll to the well-regarded High Street. This family home comprises; entrance porch, cloakroom/WC, fitted kitchen, open plan lounge/dining room and sun room. First floor landing leading to three bedrooms and a 3-piece family bathroom. Low maintenance private patio garden, driveway parking for 4 vehicles and a brick-built storage shed.

EPC Rating; 'D'.



Directions

Cowbridge Town Centre – 0.7 miles

Cardiff City Centre – 16.5 miles

M4 Motorway – 12.0 miles

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Summary of Accommodation

ABOUT THE PROPERTY

A hardwood door leads into an entrance hallway with tiled flooring, and a 2-piece cloakroom/WC.

The open-plan lounge/dining room is a good size, spacious reception space filled with plenty of natural light enjoying a dual aspect to both sides of the property. An exposed open-tread staircase leads up to the first floor landing with a built-in bespoke bookcase beneath. The central feature to the room is the traditional gas fire (back boiler).

Just off from the open-plan living/dining room lies the kitchen fitted with a range of good quality beech shaker-style wall and base units to include display cabinets with co-ordinating laminate work surfaces. A range of integral appliances to remain to include; 4-ring gas hob, dual oven with grill, extractor hood over, dishwasher, washing machine and an undercounter fridge. Further presenting a one and half stainless steel sink unit with broad window over-looking the rear garden and ceramic tiled flooring.

The lounge/dining room also opens into a delightful sunroom offering a wonderful outlook over the rear garden and further beyond over playing fields and across to Llanblethian Castle ruins. The sunroom has been fitted with tiled flooring and French doors lead out onto the patio area.

To the first floor, a loft hatch gives access to the loft space and all doors lead off to the accommodation.



This floor presents three bedrooms; the principal bedroom offering a range of fitted wardrobes along with an airing cupboard housing the hot water tank. Two further bedrooms are on offer; one being a double size with a range of pine fitted furniture.

All three bedrooms have shared use of the 3-piece family bathroom to include; panelled bath with shower over, wash hand basin and WC with a useful airing cupboard, fully tiled walls and an opaque window to the side aspect.

ADDITIONAL INFORMATION

All mains services connected. Gas-fired (back boiler) central heating. Freehold. Council Tax: Band F

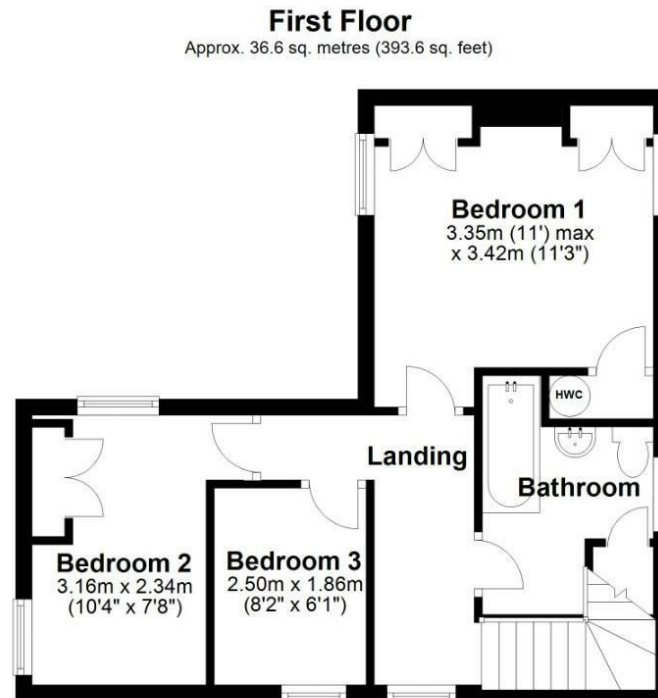
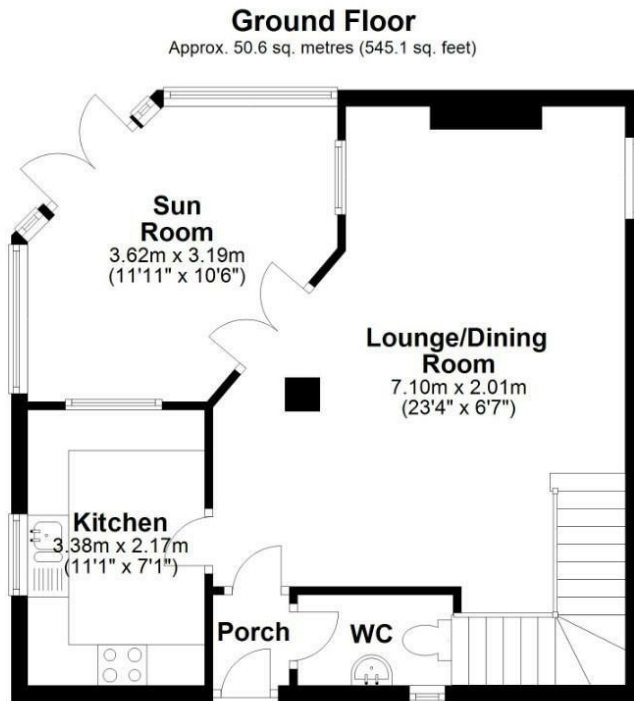
GARDENS AND GROUNDS

'Aeolian House' is approached off 'Piccadilly' onto a large shingle driveway which can accommodate up to four vehicles.

The plot enjoys wraparound gardens to include a front shingle area with raised flower borders offering a variety of colour with gated access to either side of the property.

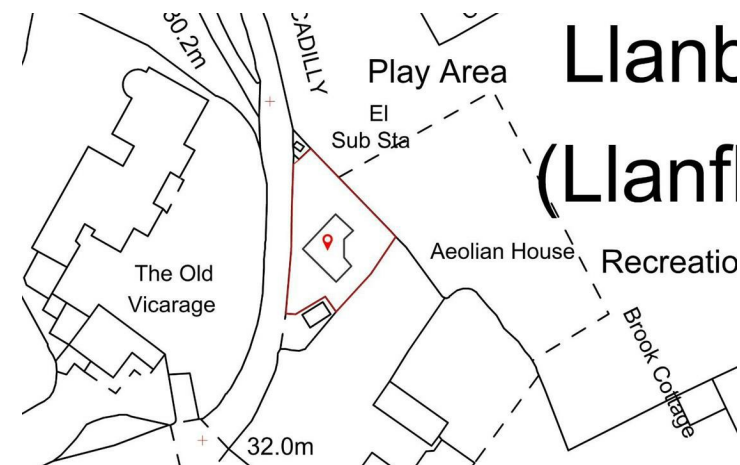
To the rear of the property is a landscaped rear garden which offers a central patio area which is ideal for al fresco dining to enjoy the lovely elevated views over playing fields and countryside beyond. The garden is fully enclosed with original stone wall and offers an array of established fruit trees, mature hedgerow and space for a veg garden to enjoy the sunny aspect.

Additionally, the garden has a useful brick-built storage shed/workshop (with power connected) and a timber storage shed to remain.



Total area: approx. 87.2 sq. metres (938.7 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & 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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