



7 Maes Lloi, Aberthin,
Cowbridge, CF71 7HA

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For Sale
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7 Maes Lloi, Aberthin,

Cowbridge, Vale Of Glamorgan, CF71 7HA

Guide Price £440,000 Freehold

4 Bedrooms | 1 Bathroom | 3 Reception Rooms

A deceptively spacious and detached property located in the Vale village of Aberthin. Nestled in a small cul-de-sac within walking distance of Cowbridge Comprehensive School. Offering approx. 1500 sq ft of accommodation to include; entrance porch, lounge, modern fitted kitchen. separate dining room leading into a conservatory and a ground floor double bedroom. To the first floor, the principal bedroom with built in wardrobes and stunning farmland views; two further bedrooms and a large family bathroom. A generous plot with paved front and rear gardens, and long driveway leading to a detached single garage.

EPC Rating; D.



Directions

Cowbridge Town Centre – 1.1 miles

Cardiff City Centre – 15.7 miles

M4 Motorway – 10.1 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

Nestled in this small cul-de-sac within the ever popular Vale village of Aberthin.

The entrance porch has exposed wood timber flooring and offers a useful large cloaks cupboard.

From the porch, a door leads into the generous lounge which presents a large double-glazed broad window over-looking the front garden. This principal reception room is fitted with neutral carpet and a central feature is the electric fire with timber mantel and marble hearth.

A central hallway offers a half-turn staircase to the first floor and all doors lead off to all accommodation. There is also a 2-piece cloakroom/WC.

The kitchen is fitted with a range of contemporary shaker-style quality wall and base units with tiled walls and butchers-block solid surfaces. Space is provided for a freestanding cooker and three further appliances. One cupboard houses the gas central heating boiler. Further presenting a Belfast sink unit with broad window to the side and a uPVC side door leads onto the driveway.

To the rear of the property are two similar sized reception rooms, which offer flexibility as double bedrooms. One of these reception rooms leads into a conservatory with an apex glass roof and French doors lead out onto the rear garden.

To the first floor landing is an airing cupboard housing the hot water tank with loft hatch giving access to the loft space and a Velux window.

The principal bedroom is located to the rear of the property and enjoys splendid views over farm fields and further across Northern Vale countryside. This double room benefits from a range of fitted storage.

Two further bedrooms have fitted storage. All three bedrooms have shared use of the large 3-piece bathroom.

ADDITIONAL INFORMATION

Freehold. All mains services connected.
Council tax band F.

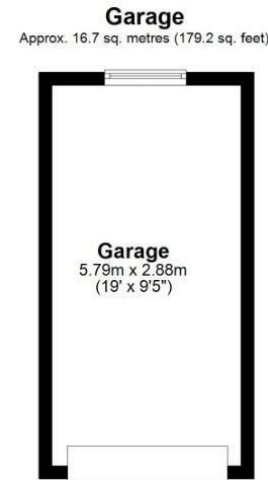
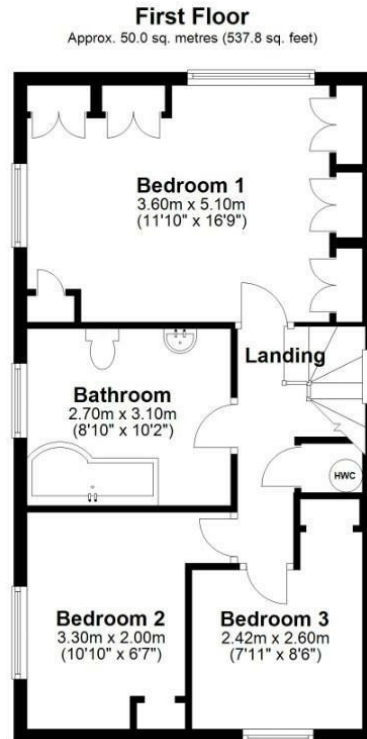
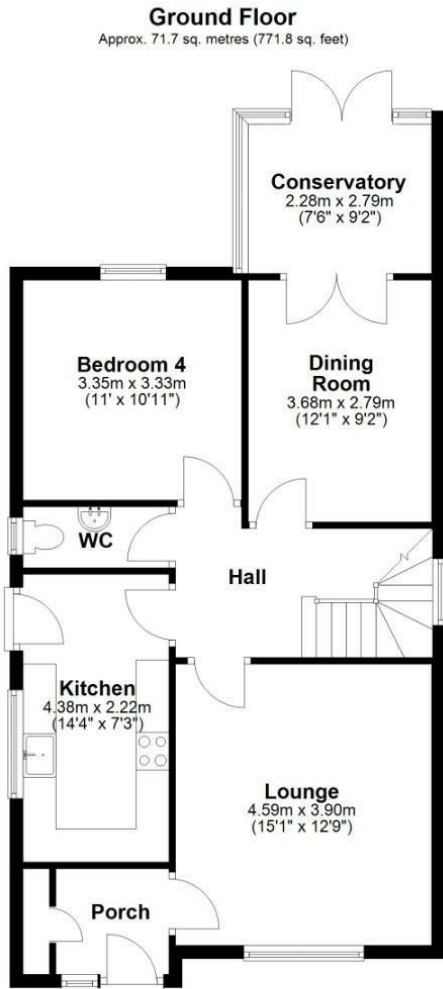


GARDENS AND GROUNDS

7 Maes Lloi is neatly tucked within a generous surrounding garden plot within this popular small cul-de-sac within Aberthrin.

A long concrete driveway runs the depth of the property and provides ample parking for several vehicles. The driveway leads to a single detached garage with manual up and over door, full power and lighting.

The rear garden is predominantly low maintenance with numerous tall trees and beyond the fence line is farm fields, providing a predominately private setting.



Total area: approx. 138.3 sq. metres (1488.9 sq. feet)

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



| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | |
| (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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