



2 Kingscombe Cottages, Factory Road
Llanblethian, Cowbridge, CF71 7JD

Watts
& Morgan



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Llanblethian, Cowbridge, CF71 7JD

Guide Price £475,000 Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

An outstanding, two bedroom character Cottage located within one of the Vale's most sought after villages. Very well-presented throughout with superb south-facing garden. Within walking distance to Cowbridge high street and Cowbridge schools. To the ground floor; open plan living/dining room with log burner, adjacent quality fitted kitchen, utility and cloakroom. To the first floor are two double bedrooms and a generous 4-piece luxurious bathroom with roll-top bath. Long, south facing garden with outbuildings, driveway parking for 2/3 vehicles and a double tandem garage.

EPC Rating; D.

Directions

Cowbridge Town Centre – 0.9 miles

Cardiff City Centre – 16.4 miles

M4 Motorway – 9.9 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

2 Kingscombe Cottages is a traditional, period cottage sympathetically modernised in recent years retaining much character throughout.

In a quiet position within Llanblethian, and within walking distance to Cowbridge high street and Y Bont Faen Primary School.

From the garden, a canopied entrance porch with hardwood barn door, to the southern elevation of the property, leads into a small porch and further into the open plan living-dining room running the width of the property.

The sizeable south-facing living room has, as a focal feature, a recessed fireplace with timber mantel and 'Contura' freestanding woodburning stove set on a flagstone hearth. The living room has wood flooring and is a lovely light-filled entertaining space with an outlook over the garden.

The kitchen has a slate-tiled floor with underfloor heating, and offers a good run of quality oak units topped with wooden butchers-block work surfaces. Integrated appliances, where fitted, are to remain to include a 'Smeg' dishwasher and 'Belfast' sink with broad window.

A rear entrance hallway off the kitchen has a hardwood barn door leading to Factory Road and a door from here opens into a useful utility room/WC with space and plumbing for a washing machine and for a further appliance.

To the first floor, there are two double bedrooms which both enjoy a southerly aspect, looking over the rear garden. The larger of the two bedrooms includes a deep storage alcove to one corner which houses the gas-combi boiler.

Both the bedrooms have use of a superb, luxurious 4-piece bathroom with freestanding roll-top slipper bath and separate walk in contemporary shower with rainfall shower over.



GARDENS AND GROUNDS

Stretching in a sunny, southerly aspect from the property, the Cottage has a surprisingly long garden, close to 36m. This delightful garden space is mainly laid to lawn, with a path running from the driveway / garage down to the house. The garden presents an array of colourful mature borders, veg patch, fruit trees and a greenhouse to remain.

The driveway offers parking for 2/3 vehicles, accessed from Llanmihangel Road, and leads to a recently re-built double tandem garage/workshop with full power, two broad windows and a pedestrian door.

Within the garden itself are a range of outbuildings to include; a block-built log store and a timber garden shed; and adjoining the Cottage itself is an additional store shed, approximately 2.6m x 2m.

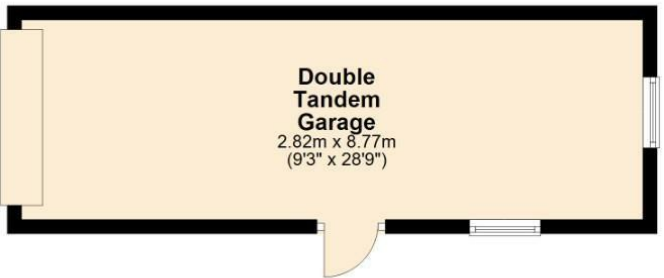
ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas-fired 'combi' central heating. Council tax band F.



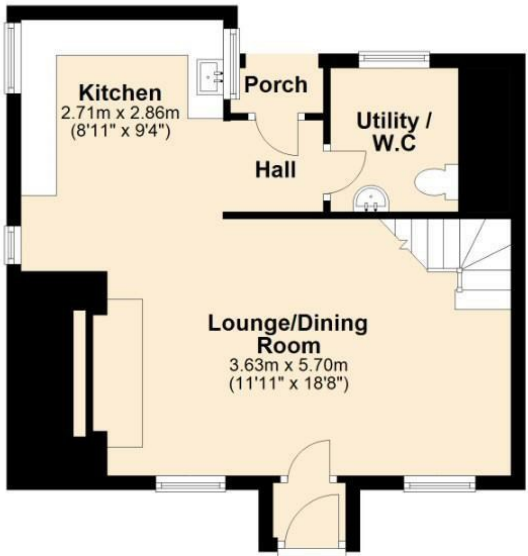
Ground Floor

Approx. 42.7 sq. metres (459.3 sq. feet)



First Floor

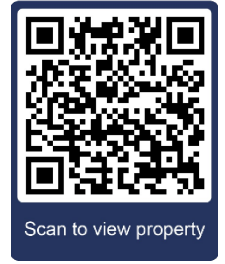
Approx. 35.5 sq. metres (382.6 sq. feet)



Total area: approx. 78.2 sq. metres (841.9 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		100
(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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