



3 Factory Road, Llanblethian,
Cowbridge, Vale Of Glamorgan, CF71 7JD

Watts
& Morgan



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Cowbridge, Vale Of Glamorgan, CF71 7JD

Guide Price £525,000 Freehold

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

A delightful, three bedroom bungalow located in the highly sought-after village of Llanblethian. Enjoying a well-manicured generous plot with mature front and rear gardens. This semi-detached property is tucked away in a peaceful position yet within walking distance to Cowbridge Town Centre. Accommodation to include; hallway, dining room opening into bay-fronted lounge with open fire and kitchen/breakfast room. Two ground floor bedrooms with a 3-piece family bathroom, plus a double bedroom to the first floor with splendid countryside views. Ample parking for several vehicles, with timber bike store. Generous gardens with veg patch, pond and paved entertaining areas.

EPC Rating; TBC.

Directions

Cowbridge Town Centre – 1.1 miles

Cardiff City Centre – 16.4 miles

M4 Motorway – 9.8 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

Set back from Factory Road, within the heart of Llanblethian, a long lawned frontage with central footpath leads the way to the entrance for the bungalow.

The glazed hardwood door opens into the entrance hallway with carpeted flooring and original doors lead off to the accommodation.

The open-plan dining room offers versatility as a home office space or reception room, which leads into the delightful lounge. The bay-fronted lounge enjoys a lovely outlook over the front garden and has, as a focal feature, an open fire with tiled hearth and timber mantle.

A stepped doorway from the dining room leads into the kitchen/breakfast room which has been fitted with a quality shaker-style farmhouse kitchen with solid butchers-block surfaces and tiled splashback. With freestanding 'Stoves' gas cooker to remain plus additional features such as a Belfast sink, quarry tiled flooring and a hardwood barn door leads out to the rear garden. There is ample space for dining table and chairs making this room a good size entertaining space.

From the dining room, a carpeted staircase leads to the first floor double bedroom with eaves storage cupboard, and enjoys splendid elevated countryside views.

To the ground floor, there are two bedrooms - one generous double room, and the other a single room / home office, both with views over the gardens. Each of these bedrooms share use of the 3-piece family



GARDENS AND GROUNDS

3 Factory Road enjoys a deceptively generous plot, with well-manicured front and rear gardens. There is ample parking to the front of the property, and a large timber purpose-built bike store will remain.

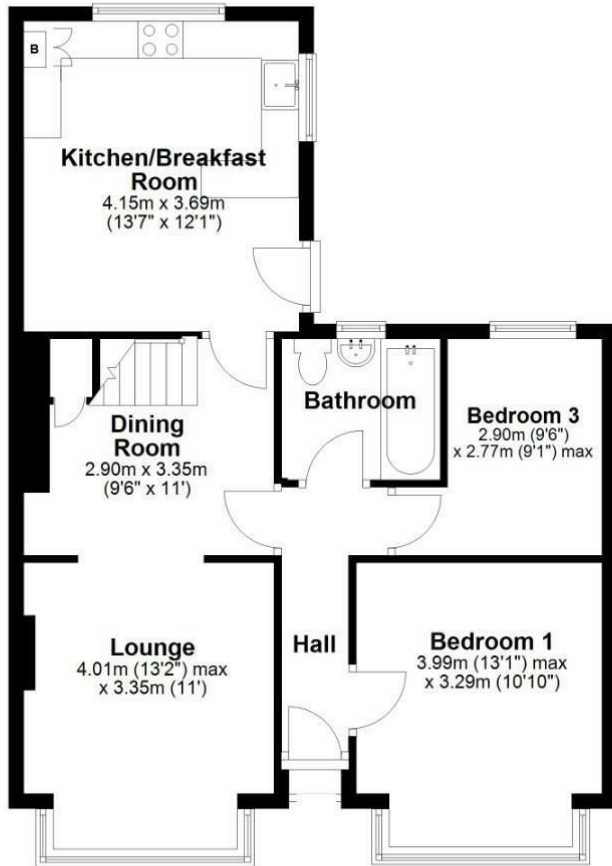
A central stepped footpath from the driveway leads through the front lawned garden passing a large productive veg patch, mature planted borders, hedgerow and several fruit trees. A gate leads around to the rear of the property which is a lovely, private and sheltered entertaining space, accessed directly from the kitchen-dining room. The rear garden is predominately laid to shingle and paving with pond and traditional stone walling; and benefits from a lovely outlook over countryside to the top of the garden.

ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas-fired central heating. Council tax: Band D. As required under the Estate Agents Act 1979, we are required to disclose that the Vendor of this property is related to a member of staff at Watts & Morgan LLP.



Ground Floor



First Floor



Total area: approx. 78.4 sq. metres (844.1 sq. feet)

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

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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