



Thaw View, Love Lane,
Llanblethian, Cowbridge, Vale of Glamorgan, CF71 7JQ

Watts
& Morgan



Thaw View, Love Lane, Llanblethian, Cowbridge, CF71 7JQ

Guide price: £650,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A modern, detached family home in a wonderful, elevated position with fine views over Cowbridge with Penllyn Castle to the distance. Entrance porch, hallway with cloakroom, family lounge with wood burning stove, kitchen/dining space with garden room beyond opening to the rear garden. Principal bedroom with its own en suite shower room and dressing room (originally bedroom four), a second double bedroom and a third good single bedroom both enjoying fine views over rear garden and local area. Luxurious, contemporary family bathroom. Driveway parking to the front; enclosed low maintenance garden to the rear with store shed to remain.

EPC rating: B82

Directions

Cowbridge Town Centre – < 0.5 mile

Cardiff City Centre – 12.9 miles

M4 Motorway J 35 Pencoed – 7.1 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

Thaw View is a detached, modern home, built in 2016 and offering surprisingly generous accommodation. It has been further improved and extended by the current owners and must be viewed to be most fully appreciated. The entrance porch, a more recent addition to the property, has included a range with extremely useful fitted cupboards and storage. This leads, in turn, into the central hallway from which stairs lead to the first floor and doors lead into a cloakroom/WC; to the family lounge; and into the kitchen/diner with garden room beyond. There is, in addition, a neat understairs store cupboard. The family lounge has a square bay window with shuttered windows looking to the front of the property; it includes a cream enamel wood burning stove recessed within a chimney breast. Kitchen/dining space runs the width of the property and features a comprehensive range of store cupboards with stone work surfaces extending to form a breakfast bar. Appliances, where fitted, are to remain and include a double oven, hob and fully integrated dishwasher; there is further fitted storage to the dining area including space for a fridge freezer and for a wine cooler fridge. A particularly utility cupboard conceals space/plumbing for a washing machine and dryer above. Internal bi-fold doors lead through to the garden room, again a more recent addition to the property positioned to enjoy a fine aspect, looking out over – and opening onto – flagstone paved patio with garden beyond.

To the first floor the central landing area has doors leading to all bedrooms and to the family bathroom. The fourth bedroom has been adapted to create a dressing room for the principal bedroom but could easily be reinstated as such. The largest bedroom looks to the front of the property and has its own en suite shower room and dressing room with fitted wardrobes (formerly bedroom four). Second double bedroom overlooks the rear garden while a third good single enjoys the same view, looking out over Cowbridge town on towards Penllyn Castle to the distance. These bedrooms both share use of the contemporary family bathroom.

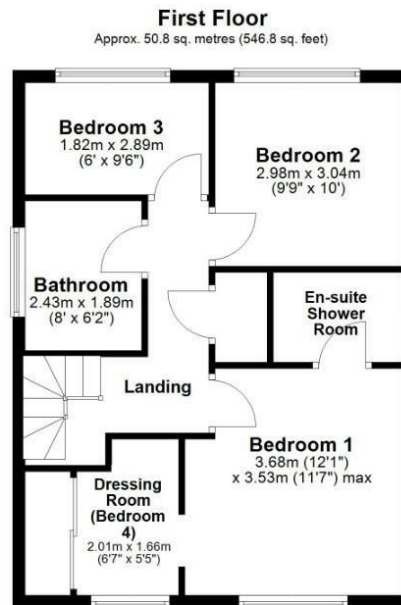
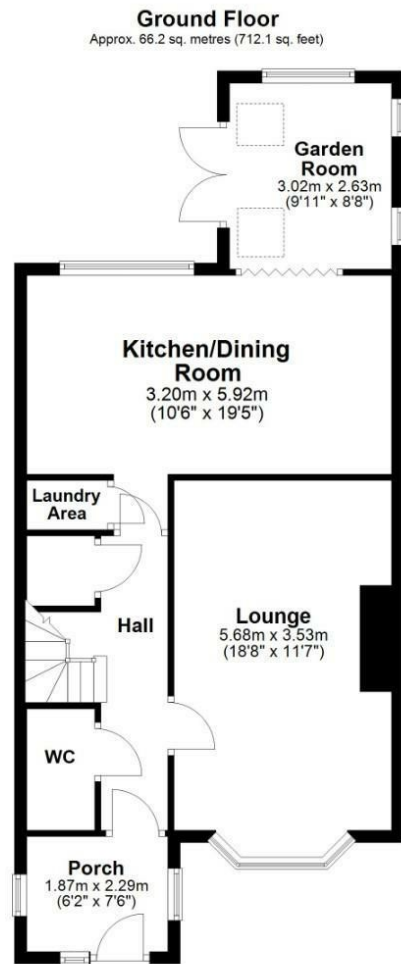


Additional information

Freehold. All mains services connected. Gas-fired central heating. Council tax: Band G

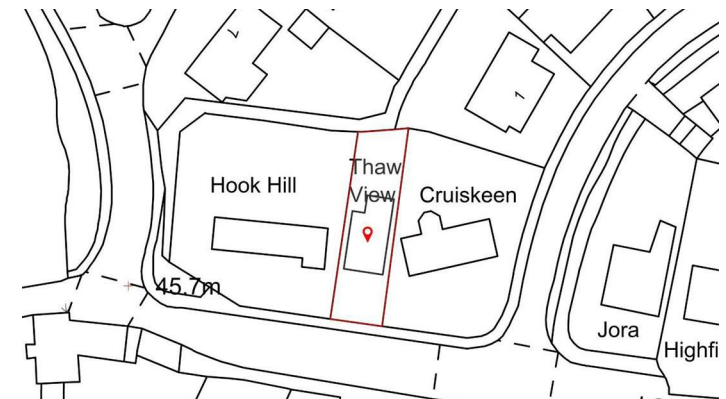
Garden & Grounds

Thaw View is situated on Love Lane, at the top of Constitution Hill within a convenient distance of Cowbridge town. A block paved driveway running almost the full width of the front of the property is accessed via a drop down kerb and has ample space for three cars to park. The paving runs to the principal entrance and continues to both sides, through gated entrances into the rear garden. The rear garden itself is enclosed and provides a wonderful, sheltered sanctuary. A flagstone paved patio has steps leading down to a larger garden space including central astro-turf area with raised beds aside. A step down leads to a further space with timber garden store shed (approx. max. 3.4m x 2.4m) with living Sedum roof and additional log store behind. A gate from the garden opens onto a footpath leading to and from the town centre.



Total area: approx. 117.0 sq. metres (1259.0 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			94
(81-91) B		82	
(69-80) C			
(55-68) D			
(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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