



7 Porth Y Green Close
Llanblethian, Nr Cowbridge, Vale of Glamorgan, CF71 7JR

Watts
& Morgan



7 Porth Y Green Close, Llanblethian

Nr Cowbridge, Vale of Glamorgan, CF71 7JR

Guide price: £480,000 Freehold

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A modernised, semi-detached home with south facing garden in great "move-in ready" order. Dining room, living room open plan to kitchen, both these looking out over the rear garden. Also ground floor cloakroom and utility room. To first floor: three double bedrooms and a stylish, contemporary bathroom. Ample driveway parking. Paved patio area and lawn to the rear enjoying a southerly aspect. Planning permission granted for extension to create additional living space and an en suite principal bedroom.



Directions

Cowbridge Town Centre – 0.7 miles

Cardiff City Centre – 12.9 miles

M4 Motorway, J35 Pencoed – 7.1 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

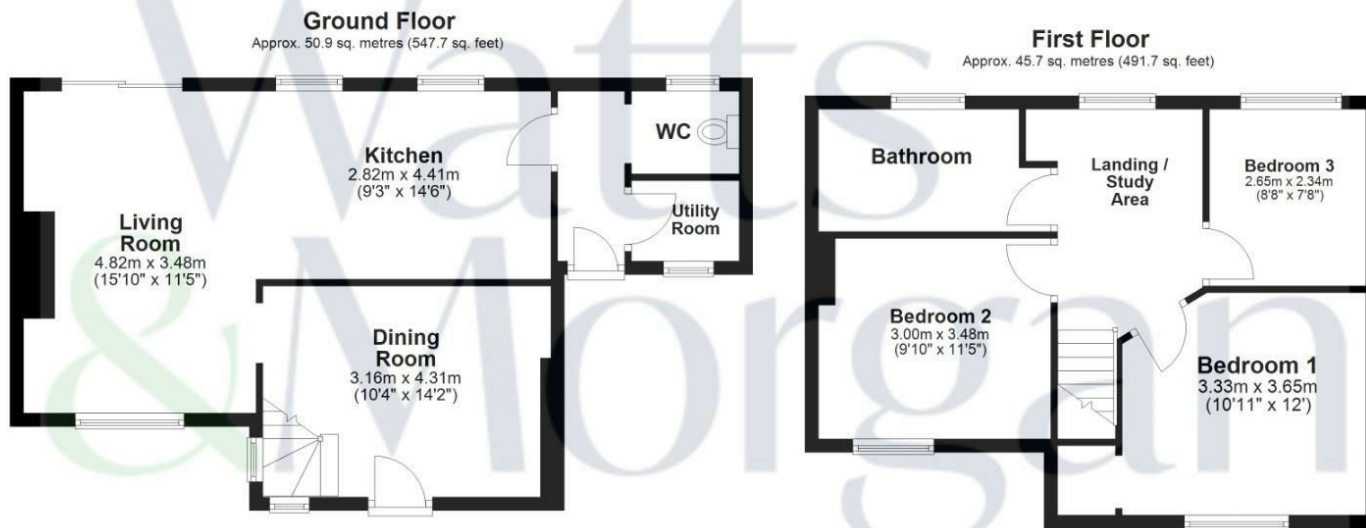
No.7 Porth Y Green Close is a traditionally built, semi-detached home in this popular cul-de-sac to the edge of Llanblethian and Cowbridge. It has, in more recent years, been modernised and refurbished with permission granted to further extend (Vale of Glamorgan Council Planning Ref: 2020/00518/FUL). The property itself is "move-in ready" yet has potential to be enlarged to provide an additional en suite bedroom and a larger, extra living room. The front entrance door leads in to a multi-use dining hall/second reception room with staircase leading to the first floor. A connecting doorway opens in to the family lounge. The lounge itself runs the depth of the property with a window to the front elevation and sliding doors to the rear looking out over, and opening onto, the rear garden space. This generous living room is open plan to the adjoining kitchen, again positioned to look out over the rear garden. The kitchen itself includes a range of fitted units oven and hob to remain with space and plumbing for additional appliances. Beyond the kitchen is a rear entrance hallway off which is a cloakroom and utility room; a door from here leads to the side elevation.

To the first floor a central, light-filled landing area has a broad window looking out in a southerly aspect over the rear garden Llanblethian village and on to fields and farmland to the distance. This sizeable space has ample room for a desk/work area. The two largest bedrooms are both generous doubles and both look to the front elevation. The principal bedroom has its own deep store cupboard. The third bedroom is a generous single and looks over the rear garden. All share use of a particularly stylish, contemporary bathroom with bath and separate corner shower cubicle.



Additional information

Freehold. All mains services connect to the property. Gas fired 'combi' central heating. Council tax: Band E



Total area: approx. 96.6 sq. metres (1039.4 sq. feet)
7 Porth Y Green Close, Cowbridge

Garden & Grounds

From Porth y Green Close, a drop down curb leads through a deep grass verge via a gated entrance onto the driveway for the property. The driveway runs past a lawned front garden and provides space for at least two cars to park. The driveway continues to the side of the property with a path leading from here into the rear garden. The rear garden enjoys a fine southerly aspect and features a broad paved seating area leading, in turn, onto a larger area of lawn. This southerly aspect will catch the sun all day.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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