



4 Church View, Llanblethian,
Nr Cowbridge, Vale of Glamorgan, CF71 7JJ

Watts
& Morgan



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Cowbridge, Vale of Glamorgan, CF71 7JJ

Guide price: £525,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

To the very edge of the Llanblethian village, a detached bungalow thoughtfully reconfigured providing a superb family home. Of distinct modern design, the accommodation includes: open plan kitchen/living/dining space, central hallway flanked by three double bedrooms and family bathroom. Also separate shower room / wc . Off-road parking to front, deep side area leading to store and home office/workshop/games room looking over an enclosed Japanese-inspired rear garden.

Directions

Cowbridge Town Centre – 1.3 miles

Cardiff City Centre – 13.7 miles

M4 Motorway, J35 Pencoed – 6.3 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

No.4 Church View is a detached bungalow in a most enviable location to the edge of Llanblethian village with views to the rear over farmland in a westerly direction. The property has been considerably reconfigured and modernised in the last 10 years and now offers distinctive contemporary design with family-friendly, thoughtfully considered interior created by renown local architect P J Lee. Steps lead from the cul de sac to an entrance porch and into an entrance way with cloakroom/shower room off. This, in turn, opens into a central inner hallway with bedroom accommodation and bathroom towards the rear of the bungalow and open plan living to the front. The kitchen/living/dining room is a wonderful open area of distinct spaces. The understated contemporary kitchen includes stone surfaces with fitted appliances to stay including: 'Neff' hob, double oven, fully integrated fridge, freezer and dishwasher. Ample space remains for a dining table to the front bay. The living area has a gas fire recessed within a chimney breast as focal feature and a bespoke American walnut cabinet created by a local craftsman with matching veneered shelves atop. The inner hallway - ideal as an additional sitting area - is flanked by all three double bedrooms and the family bathroom with centrally positioned double doors looking out over, and opening onto, the rear garden space. The largest of the three bedrooms includes a bay window looking into the garden and fitted wardrobes. The second bedroom looks over the rear garden whilst the third bedroom includes a comprehensive range of fitted storage. These bedrooms share use of the bathroom with its three piece white suite; to one corner is a neatly fitted store concealing gas central heating boiler with space/plumbing for a washing machine beneath.



Additional information

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



Garden & Grounds

A drop down curb leads from Church View onto an off-road parking space fronting the property. A path, to one side, skirts passed a low maintenance front garden planted with a number of evergreen shrubs and a striking red leafed 'Acer' tree. Steps lead up and run to the principal entrance doorway with the path continuing to the side and, via a gated entrance, into the rear garden. The rear garden is a lovely enclosed space positioned to enjoy a westerly aspect and catching the afternoon and evening sun. It is accessed from the house via double doors with steps leading past a Koi pond to one side and a paved to the other and running to a timber decked, pergola covered seating area adjoining the rear boundary. To one corner of the garden is a wonderfully positioned multi-use highly adaptable home office comprising two distinct spaces divided by a concealed sliding door. This is an ideal home/workspace/gym. To the rear of this is a great, deep store (approx max 4.95m x 1.5m) accessed from the driveway, ideal for storage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(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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