



5 Love Lane, Llanblethian,
Cowbridge, Vale of Glamorgan, CF71 7JQ

Watts
& Morgan



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Guide price: £485,000 Freehold

4 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A welcoming family home with south facing garden in a superb position within easy reach of Cowbridge Primary Schools and the Town Centre. This mid-terraced property has been modernised in recent years with potential to further extend (subject to planning). Hallway, dual aspect lounge, dining room open to modern kitchen. Also ground floor WC and utility area. To the first floor: four generous bedrooms and modern family bathroom.



Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

Your local office: Cowbridge

T: 01446 773500

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Summary of Accommodation

About the property

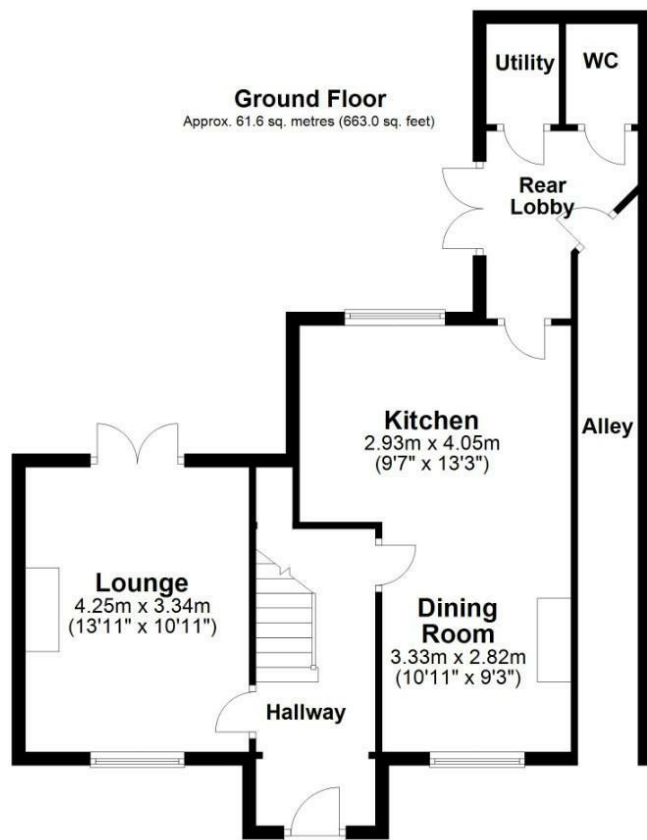
No.5 Love Lane is a mid-terraced property in a wonderfully popular location, conveniently close to Cowbridge Town, the schools and the playpark. Modernised in recent years, it provides very welcoming family accommodation and offers considerable potential to extend. A central entrance hallway to the heart of the house features a staircase, with store area beneath, leading to the first floor; doors lead to the lounge and to the kitchen-diner. The family lounge is a light filled, ual aspect room with a window to the front elevation and double doors leading to the south facing rear garden. It has, as a central feature, a fireplace flanked to both sides by fitted storage cupboards. Accessible from the hallway is a dining room looking to the front elevation with original woodblock flooring. This great family space is open plan to the contemporary kitchen with its comprehensive range of fitted units. Appliances, where fitted, to remain and include: oven, microwave, hob and fully integrated fridge, freezer and dishwasher. A door to the far end of the kitchen leads to a rear entrance lobby from which double doors lead to the garden and additional doors open into a laundry area and into a WC.

To the first floor are four double bedrooms and the family bathroom all accessed from the landing area. The largest bedroom is a particularly good double with dual aspect windows to the front and rear and a bank of wardrobes running the depth of the property. The other three bedrooms are all generous in size, all sharing use of the modern family bathroom with a shower over the bath.



NB

Planning permission has recently been submitted to the Vale of Glamorgan Council (Planning Ref 2025/01025/FUL) to extend the ground floor accommodation, creating a new dining area, kitchen, utility and cloakroom.



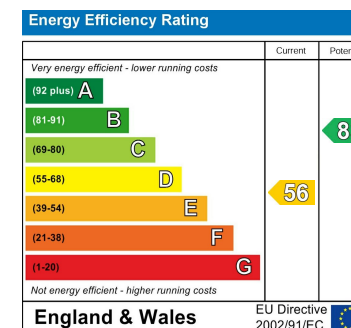
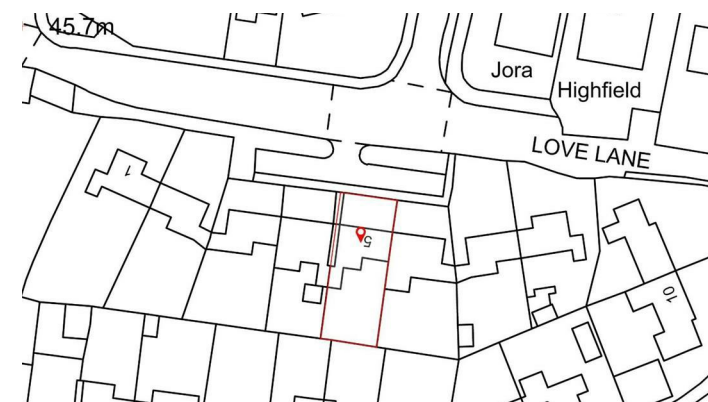
Total area: approx. 114.6 sq. metres (1233.9 sq. feet)

Garden & Grounds

A sizeable driveway provides ample parking. It is tarmac-topped and runs the width of the property. An alleyway to one side leads through to the rear hallway; it is also partly shared with 4 Love Lane. To the rear of the property is an enclosed and sheltered garden, enjoying a wonderful southerly aspect to catch the sun throughout the day. It features seating areas leading, in turn, onto a larger area of lawn. To the south west corner of the garden is a timber Summer House with power connected, a great multi-use home office / workspace / hobbies room (approx max 3.5m x 2.8m); it is adjoined by a most useful storage area.

Additional Information

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



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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