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Factory Road, Llanblethian Cowbridge

guide price £600,000

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About the property

Step into this stunning family home, where character meets contemporary comfort. From the moment you enter the inviting hallway with its solid timber flooring and elegant staircase, you'll feel the warmth and charm that flows throughout the property.

The spacious sitting room is perfect for relaxing or entertaining, featuring a natural stone tiled floor, an inset wood burner with a slate hearth, and large windows that flood the space with natural light. Glazed double doors open onto the rear garden.

The heart of the home is the beautifully renovated kitchen/breakfast room. With a double-height, pitched ceiling, bespoke solid wood cabinetry, hardwood worktops, and a Burlington double range cooker. A convenient breakfast peninsula, modern appliances, and ample dining space, a well-appointed utility room and a handy ground-floor WC. The additional sitting room/home office provides flexibility, whether you need a quiet workspace or a cozy snug.

Upstairs, you have four well-proportioned bedrooms. The primary suite offers garden views, a sizable fitted wardrobe, and a modern en-suite shower room. The other bedrooms are generously sized, with bedroom three providing access to the attic via a fitted pulldown ladder. The family bathroom is complete with a panelled bath, mains-fed shower, and stylish fittings.

Outside, a generous gravel driveway and manicured lawn, The private rear garden has a level lawn, gravel pathways, raised beds, and a treehouse overlooking the brook.

Accommodation

Ground Floor

Entrance Hallway

The entrance hall features a stable-style timber front door, solid timber flooring, and stairs rising to the first floor with a high-level window over the stairwell. A pendant ceiling light adds a warm and welcoming touch.

Sitting Room

15' 1" x 10' 9" (4.60m x 3.28m)

This versatile room has hardwood flooring, a ceiling light, and a central fireplace with an inset electric wood burner. A wide double-arch opening to the kitchen is flanked by open storage shelves.

Kitchen / Breakfast Room

16' 7" x 14' 5" (5.05m x 4.39m)

The kitchen/breakfast room features a natural stone tiled floor and a double-height, pitched ceiling with two Velux windows. Spotlights and pendant lighting are thoughtfully positioned over the kitchen and dining areas. The cabinetry has been recently refinished and is bespoke, made from solid wood with hardwood worktops. A Burlington double range with a gas hob and extractor fan complements the space, alongside a one-and-a-half bowl stainless steel sink with a mixer tap, a Becco slimline dishwasher, a fridge freezer, and a breakfast peninsula for casual dining.

Utility Room

10' 1" x 4' 5" (3.07m x 1.35m)

The utility room has a natural stone tiled floor, a ceiling light, and a wall-mounted Baxi boiler with a wooden countertop below. A window provides natural light, and a part-glazed timber door leads to the rear garden.





Cloakroom

The separate WC includes a pendant ceiling light, a low-level WC, and a ceramic basin with a mixer tap and vanity storage. An extractor fan and frosted window complete the space.

Lounge

20' 10" x 20' 3" (6.35m x 6.17m)

This well-proportioned, spacious living area has a natural stone tiled floor and an inset wood burner with a slate hearth and timber-effect mantle. Multiple fitted ceiling lights illuminate the room, which benefits from two large windows to the front elevation and glazed double doors opening to the rear garden.

First Floor Accommodation

Landing

The carpeted landing provides access to all first floor rooms

Bedroom One

17' 1" max x 10' 10" max (5.21m max x 3.30m max)

Bedroom one features a fitted carpet, ceiling light, and two windows overlooking the rear garden with views of the Church in the distance. A sizable fitted wardrobe with sliding doors offers ample storage.

En-Suite

The en-suite shower room has a fully tiled shower enclosure with a mains-fed shower, recessed LED ceiling spotlights, a low-level WC, and a modern ceramic wall-mounted basin with vanity storage and a mixer tap. A chrome heated towel rail and frosted window add functionality.

Bedroom Two

20' 3" max x 9' 7" (6.17m max x 2.92m)

Bedroom two includes a fitted carpet, two pendant ceiling lights, and two large windows overlooking the front garden.

Bedroom Three

12' 6" x 9' 9" (3.81m x 2.97m)

This bedroom has a fitted carpet, a pendant ceiling light, and two fitted wardrobes with hanging space and shelving. An attic hatch with a fitted pulldown ladder provides access to additional storage. A large window overlooks the front elevation.

Bedroom Four

8' 7" x 5' 8" (2.62m x 1.73m)

Bedroom four is fitted with carpet and a ceiling light, with a window to the rear elevation.

Family Bathroom

The family bathroom features painted pine board flooring, a ceiling light, and a three-piece suite comprising a panelled bath with a mains-fed shower and tiled surround, a low-level WC, and a wall-mounted half-pedestal wash hand basin with a mixer tap. A chrome heated towel rail, extractor fan, and frosted window complete the room.

External

The front garden includes a generous gravel driveway, a manicured lawn, and a natural stone wall with a gated entrance.

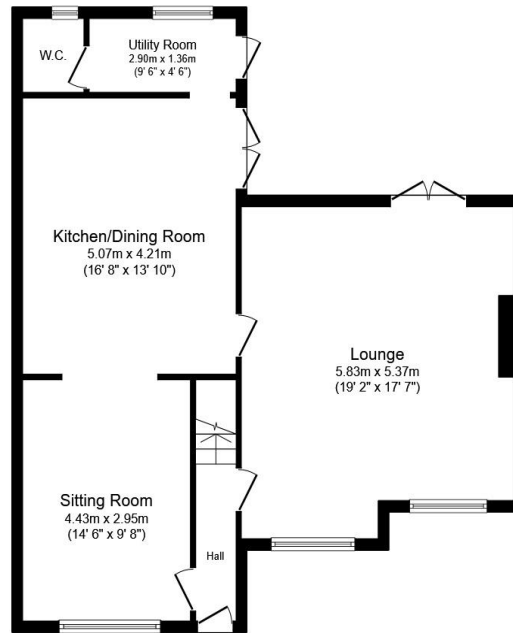
The rear garden offers a private, landscaped outdoor space with a level lawn, gravel pathway, raised beds, and a treehouse adjoining the brook below.





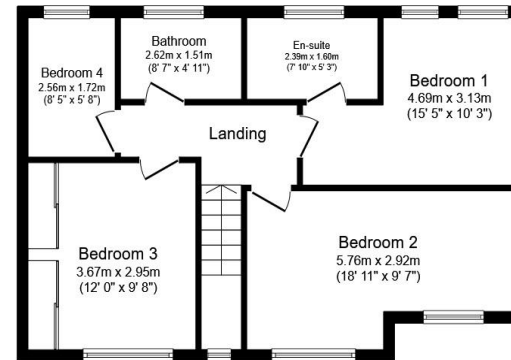
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Ground Floor

Floor area 78.0 sq.m. (840 sq.ft.)



First Floor

Floor area 57.1 sq.m. (615 sq.ft.)

TOTAL: 135.2 sq.m. (1,455 sq.ft.)

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