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Castle Hill, Llanblethian Cowbridge

offers in excess of £725,000

 **peter
alan**

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About the property

This beautifully modernised detached bungalow occupies an elevated position in the heart of Llanblethian, enjoying open views across the surrounding landscape. It blends contemporary comfort with traditional character, offering a layout designed for both flexibility and ease of living. The home suits a wide range of lifestyles, from families to those seeking generous single-level accommodation.

Inside, the property immediately conveys quality, featuring oak flooring, tasteful finishes and versatile, well-proportioned rooms. The spacious lounge flows into a bright sitting room, both benefiting from excellent natural light and attractive views of the gardens and village. The well-equipped kitchen/diner includes bespoke cabinetry, granite worktops and quality appliances, creating an ideal space for everyday cooking and entertaining.

There are four well-presented bedrooms, with the principal room enjoying garden access and a stylish en-suite bathroom. A contemporary shower room serves the remaining accommodation, and ample storage is provided throughout.

Outside, the mature gardens have been carefully maintained, offering colour year-round, with lawns, planting areas and peaceful seating spots. The elevated setting maximises the south-westerly outlook. An integral double garage with internal access provides excellent storage and utility space, complemented by driveway parking.

This is a rare opportunity to purchase a high-quality, thoughtfully upgraded bungalow.

Accommodation

Entrance Porch

A sheltered entrance door with glazed side panels leads into the hall. Oak flooring. Two windows. Glazed double doors open into:

Hallway

Oak flooring continues throughout. Built-in storage cupboards plus airing cupboard. Radiator. Doors provide access to all principal rooms and the double garage.

Lounge

21' x 19' 11" (Max) (6.40m x 6.07m (Max))

A generous and elegantly presented main reception space, centred around a wood-burning stove. French-style doors open to the side garden; front-facing window offers open views. Oak flooring and decorative cornice. Multi-pane glazed doors connect to:

Sitting Room

12' 2" x 9' 9" (3.71m x 2.97m)

Dual-aspect windows frame views over the garden and village beyond. External doors open to the front garden. Tiled flooring.





Kitchen

15' 6" x 10' 6" (4.72m x 3.20m)

A high-specification kitchen fitted with custom cabinetry and granite worktops. Features include a Smeg range cooker with stainless-steel extractor, 1½-bowl sink and integrated dishwasher. Polished ceramic tiled floor. Front-facing window.

Bedroom One

17' 2" x 11' 6" (5.23m x 3.51m)

A spacious and well-appointed main bedroom with one window and a double glazed door opening out to the rear garden. Vertical radiator. Continuation of oak flooring from the hallway. Doors to en- suite and walk in wardrobe.

En-Suite

Fitted with a contemporary white suite including large shower, double wash hand basin set in vanity unit and WC. Tiled floor and wall areas. Obscure window.

Walk In Wardrobe

Sizeable storage complete with hanging rails and shelving.



Bedroom Two

11' 6" x 8' 11" (3.51m x 2.72m)

Double bedroom with fitted storage. Window and fitted carpets.

Bedroom Three

11' 7" max x 11' 11" (3.53m max x 3.63m)

Double bedroom with fitted carpets. built in wardrobe. Window to rear.

Bedroom Four

11' 7" max x 11' 5" max (3.53m max x 3.48m max)

Fitted carpets, built in wardrobe, window to rear.

Bathroom

Comprising a walk-in, wet-room style shower, white basin and WC. Tiled floor and splashback surfaces. Recessed ceiling lights.



External

The gardens are intentionally designed and now beautifully mature, mainly laid to lawn with well-kept hedged boundaries. At the front, a patio area-accessed from the sitting room overlooks mature lawns enriched with established trees and planting. A gated side entrance leads to the rear garden, which includes two sheds. The front aspect is perfectly positioned to make the most of the property's attractive and elevated views.

Gated driveway parking for multiple vehicles leading to the double garage.

Double Garage

16' 8" x 15' 3" (5.08m x 4.65m)

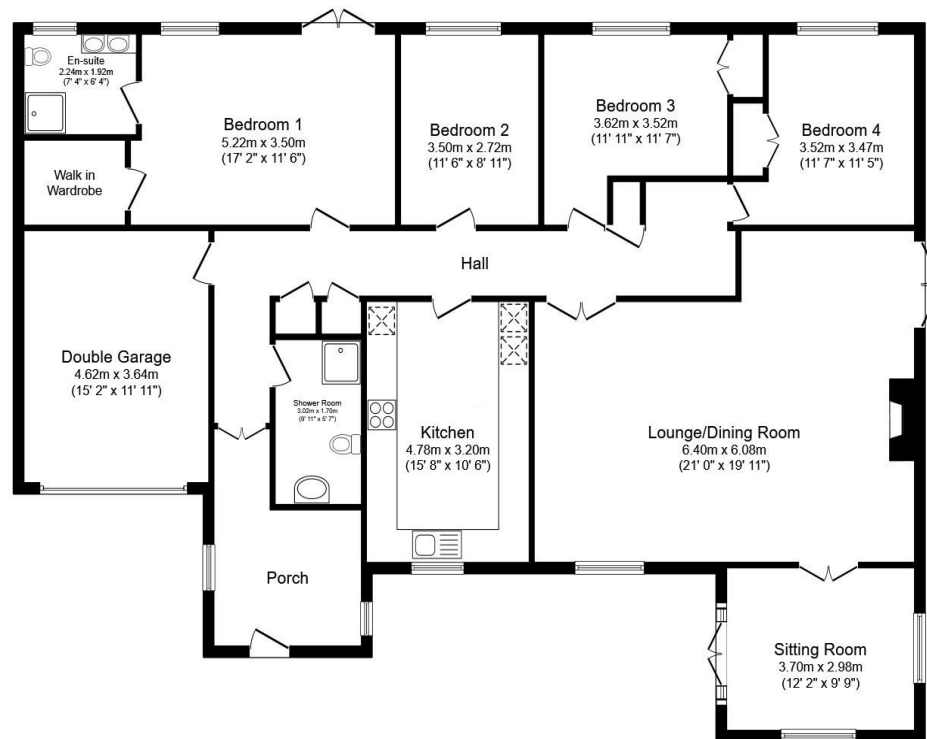
Electric up-and-over door. Internal door to the hall.





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Floor Plan

Floor area 180.1 sq.m. (1,939 sq.ft.)

Total floor area: 180.1 sq.m. (1,939 sq.ft.)

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