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CELEBRATING 100 YEARS

100

1926 - 2026

Rowallan St. Quentins Close, Llanblethian

Cowbridge

£580,000

Rowallan St. Quentins Close

Rare opportunity to acquire a stylish 1950s semi-detached home, set within a large mature garden offering exceptional privacy and easy access to Cowbridge town centre.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- Rare opportunity to acquire a stylish 1950s semi-detached home
- Generous mature garden plot offering an exceptional degree of privacy
- Highly desirable location with easy access to Cowbridge town centre
- Spacious open-plan living and dining room.
- Dedicated study/home office with bespoke cabinetry and bookshelves. Separate sitting room.
- Modern oak-fronted kitchen/breakfast room with separate utility room
- Three well-proportioned bedrooms with extensive fitted storage
- Large family bathroom with corner bath and separate walk-in shower
- Beautiful character features including herringbone hardwood flooring
- Single garage, off-road parking, summer house and decked seating area



Rare opportunity to purchase a stylish 1950s-built semi-detached house in an exclusive area with easy access to Cowbridge town centre and amenities, affording an unusual level of privacy and occupying a large and mature garden plot. Built by two brothers (local builders), originally for their own occupation. Benefiting from uPVC double-glazed windows throughout.

Hardwood panelled entrance door to **PORCHWAY** with original tiled floor and part-glazed internal door to central **HALLWAY**. Herringbone patterned hardwood floor, staircase to first floor with understairs cupboard. Door to **DINING ROOM**, original hardwood floor, high ceiling and timber mantle over, wide archway to **LIVING ROOM**. uPVC double-glazed window to rear and hardwood French doors and side panels to side, overlooking large mature private **rear garden**.

STUDY with uPVC double-glazed window to front, hardwood herringbone pattern floor and handcrafted spalted beech base cupboards with open bookshelves and glazed display cabinets over. **SITTING ROOM** with uPVC double-glazed bay window to front garden.

KITCHEN/BREAKFAST ROOM. Modern range of solid oak-fronted base and wall cupboards with marble worktops and inset 1½ bowl sink. Stainless steel cooking range and extractor hood. Integrated slimline dishwasher and under-counter fridge. Ceramic tiled floor with room for breakfast table. **uPVC double-glazed window overlooking the rear garden**. Part-glazed door to **UTILITY ROOM**. Space and plumbing for washing machine, tumble dryer and freezer. Shelved louvred-door cupboard and **uPVC double-glazed window**. **PANTRY and CLOAKROOM** containing low-level WC.

Wide landing with loft hatch and drop ladder. Shelved double cupboard and large airing cupboard containing wall-mounted “Viessmann” condensing boiler and hot water tank with slatted shelving.

PRINCIPAL BEDROOM, coved ceiling, uPVC double-glazed window to rear and attractive built-in American cherry wardrobes and storage drawers to remain.

Double **BEDROOM TWO**, recessed base cupboards with open shelving over. uPVC double-glazed window to rear.

BEDROOM THREE, a smaller double room with twin uPVC double-glazed windows to front elevation, built-in base cupboard.

Large **FAMILY BATHROOM** with white suite including corner bath, mixer tap and shower attachment. Wash hand basin with vanity storage under, mosaic tiled surfaces and splashback. Low-level WC and walk-in shower cubicle with electric shower and glazed entry door. French Sweet Chestnut hardwood floor, heated towel rail, **uPVC double-glazed window**, and secondary loft access.

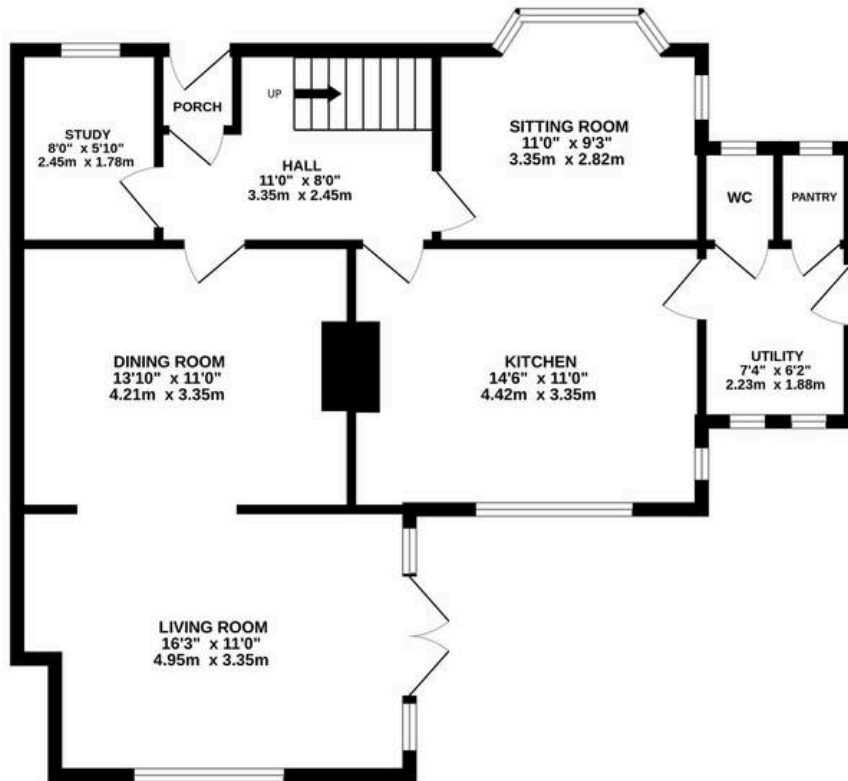
A **SINGLE GARAGE** with up-and-over door and brick paviour driveway provides parking. A shared pathway servicing the two semi-detached cottages turns to the left, giving access to the front door of Rowallan. Adjacent to which is a long front lawn, setting the property back substantially from the road, which is flanked by flower beds, mature shrubbery and specimen trees, providing significant privacy and delightful usable garden area.

A gated side path leads to the rear garden, again lawned, with a timber decked sitting area, summer house, garden shed and mature shrubbery.

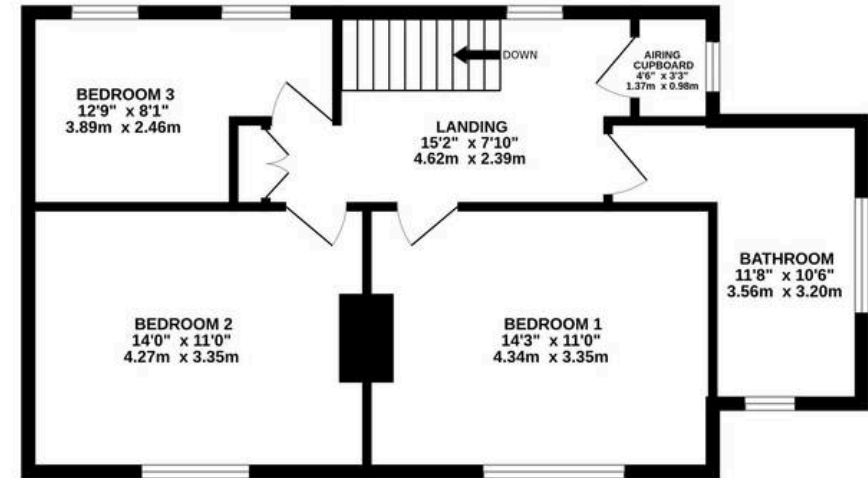




GROUND FLOOR
780 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR
603 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1383 sq.ft. (128.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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