



Tanglewood

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Tanglewood St. Quentins Close, Llanblethian

Cowbridge

£775,000

# Tanglewood St. Quentins Close

Llanblethian, Cowbridge

From our Cowbridge offices travel in an easterly direction up the High Street to the traffic lights, turn right onto the St Athan Road and immediately right again onto Broadway, turning left into St Quentin's Close, where Tanglewood lies on your right-hand side.

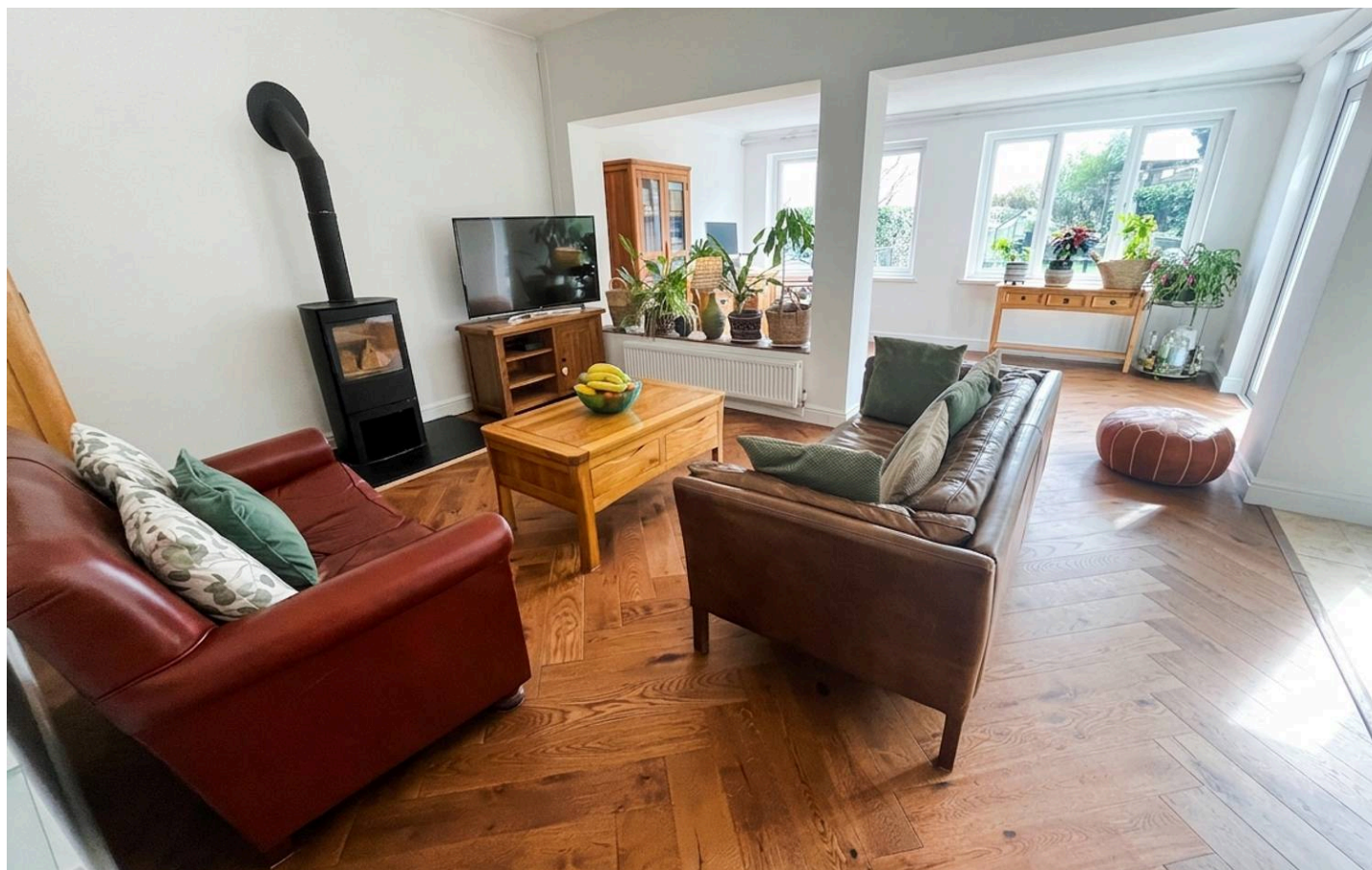
Individual detached four-bed home with large south-facing garden in a quiet cul-de-sac, walking distance of Cowbridge high street and schools. Recently improved with hard landscaping, new roof, kitchen and windows.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Recently constructed entrance porch with a natural stone floor, traditionally styled composite door leads to hallway, timber-effect vinyl floor, shuttered double-glazed window to front garden and traditional spindled staircase to first floor, shelved storage cupboard and door to cloakroom, timber panelling to lower walls with fitted corner cupboard, white pedestal wash hand basin and low-level WC, limestone-style tiled floor and frosted double-glazed window.

Small-paned door from hallway to living room where herringbone-pattern hardwood floor, recently fitted contemporary wood-burning fire on a slate hearth, open plan to a rear study/sitting room, with matching floor, double-glazed windows to south-facing rear garden and French doors to sitting area.

Dining Room, limestone-effect tiled floor, French doors to rear, open plan to recently fitted modern kitchen with matching limestone floor.

Recently fitted kitchen with white high-gloss range of cupboards and granite worktops with inset stainless steel one-and-a-half bowl sink and drainer, integrated twin oven, ceramic hob and dishwasher with space for fridge, freezer, shuttered double-glazed windows to front elevation, small-paned door to utility room, tall cupboard containing recently installed Worcester mains gas combi boiler, roll-top work surface with single-bowl sink and space for washer and dryer, plenty of room for boots and coats, double-glazed window and door to rear garden, connecting door to garage.

Quarter-turn staircase to landing, shuttered double-glazed window to front elevation, loft hatch with drop ladder to large attic space with Velux windows, linen cupboard with slatted shelving and radiator doors.

Bedroom one, coved ceiling, fitted or built-in wardrobes and double-glazed window to rear garden with rural views beyond.

Double bedroom two, mirrored-door wardrobes, an aspect to rear garden.

Bedroom three, an L-shaped room with shuttered double-glazed window to front garden and driveway.

Door from landing with lobby entrance and steps down to bedroom four, pitched roof with double-glazed Velux window to rear elevation.

Bathroom, white suite including panel bath, separate quadrant-shaped shower enclosure, the main shower attachment, pedestal wash hand basin and low-level WC, fully tiled to walls, frosted double-glazed window with fitted shutters, chrome heated towel rail.

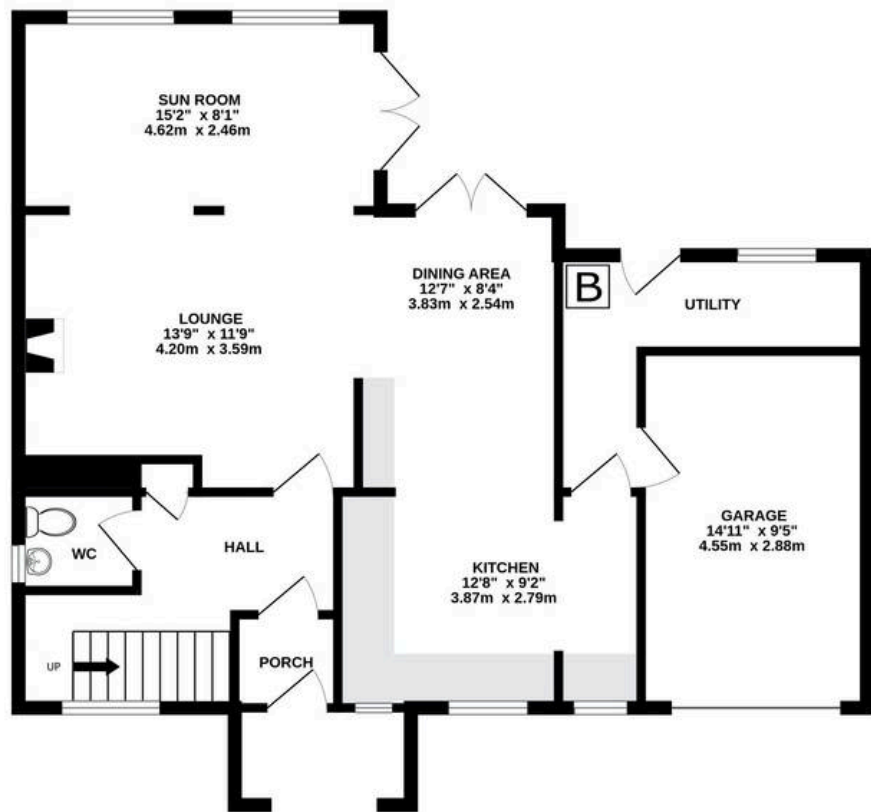
Natural stone front boundary wall with matching pillars and wrought-iron gates lead to a substantial granite-set driveway with room for several cars and access to integral garage with single up-and-over door, power and light, connecting door to utility room, lengthy front lawn with mature shrubbery, gated side path to rear garden which has a southerly aspect and is of a generous size, combining a wide hard-landscaped sitting area and shaped lawn, raised beds enclosed by stone gabions and railway sleepers. A pathway extends the rear of the garden where there is a modern greenhouse and enclosed general-purpose garden storage area.



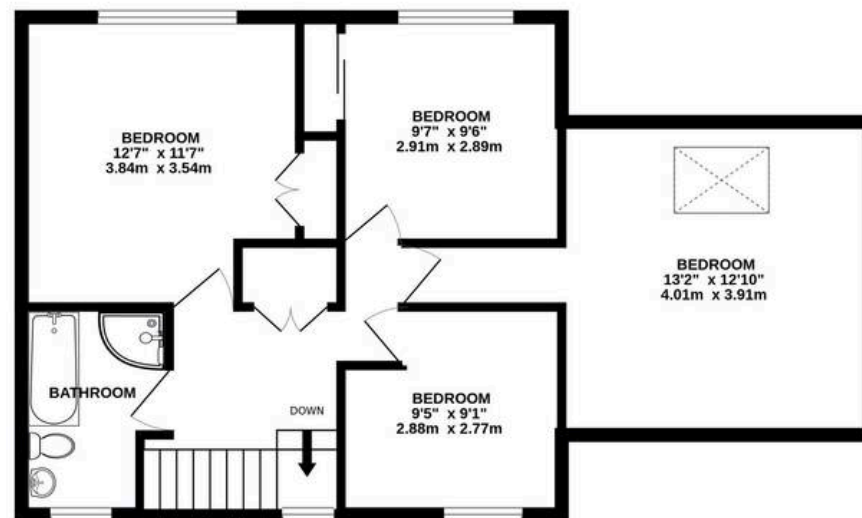
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**GROUND FLOOR**  
859 sq.ft. (79.8 sq.m.) approx.



**1ST FLOOR**  
641 sq.ft. (59.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1499 sq.ft. (139.3 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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## Herbert R Thomas

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