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CELEBRATING 100 YEARS

100
1926 - 2026

Ger Y Nant Piccadilly, Llanblethian
Cowbridge

£700,000

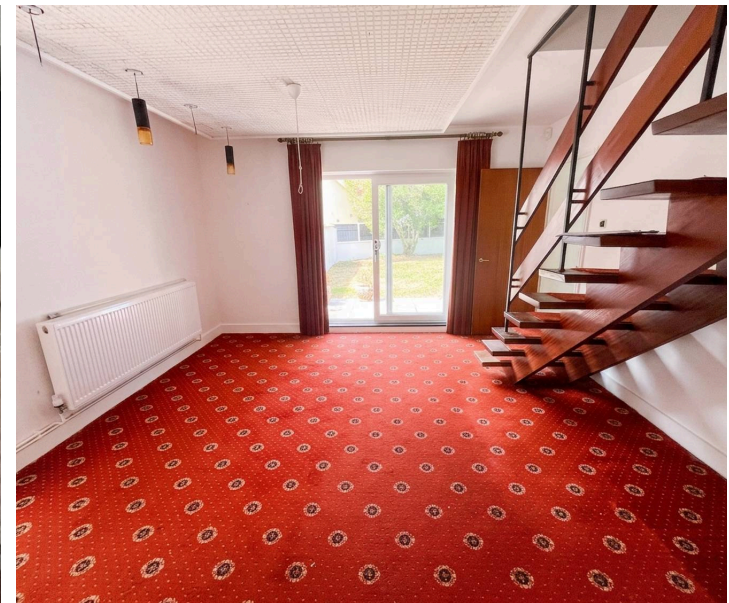
Ger Y Nant Piccadilly

Detached 1960s family home in sought-after Llanblethian, set within a generous and secluded garden plot. Requiring modernisation, yet offering excellent potential, convenient from Cowbridge.

Council Tax band: H

Tenure: Freehold

- Detached 1960s-built family home situated in a highly sought-after residential location close to Cowbridge.
- Large, private garden plot with extensive lawned areas, patio seating and a picturesque brook bordering the grounds.
- Walking distance to Cowbridge town centre, its excellent amenities, schools and services.
- Spacious living room featuring a character fireplace set within a colour-washed brick chimney breast and dual aspects to the garden.
- Generous kitchen/breakfast room with dining area, built-in pantry and useful adjoining utility room. Ground floor cloakroom.
- Four bedrooms, including a principal bedroom with sliding patio doors opening onto a wrought iron Juliet balcony. Family Bathroom
- Attractive garden views, with rear-facing rooms enjoying aspects across the River Thaw and meadowland beyond.
- Wrap around gardens with views of Mount Ida and St. Quentin's Castle.
- Attached garage with electrically operated roller door and direct access from the utility room.
- Requiring modernisation and general improvement, presenting an excellent opportunity to create a bespoke family home in a desirable village setting.



A detached family home, built in 1962 designed by Architect Bob Turpin and built by R.T Contractors, situated in a highly sought-after location within Llanblethian, on the edge of Cowbridge. Occupying a generous garden plot, the property now requires modernisation and general improvement, offering excellent potential to create a superb family residence.

Enjoying a lovely secluded setting, the property lies within walking distance of the market town of Cowbridge and its wide range of amenities, including shops, restaurants, schools and leisure facilities.

A glazed **ENTRANCE DOOR** opens into the **RECEPTION HALLWAY** with ceramic tiled flooring and access to a **CLOAKROOM** fitted with a white low-level WC and tiled floor.

The **DINING ROOM** enjoys a double-glazed window with polished slate sills and sliding patio doors opening onto the garden. An open-tread staircase leads to the first-floor accommodation, while a connecting door opens into the living room.

The spacious **LIVING ROOM** features a working fireplace set within a colour-washed brick chimney breast. A full-height double-glazed window with polished slate sills, overlooks the rear garden pond with wildlife inc egret, kingfisher and heron, while a patio door provides access to the side garden.

The **KITCHEN/BREAKFAST ROOM** retains its original fitted kitchen and incorporates base and wall-mounted cupboards, a double stainless-steel sink unit, and a dining area with fitted table and bench seating. Additional storage is provided by a built-in pantry and shelved storeroom. A connecting door and internal window lead through to the **UTILITY ROOM**.

The **UTILITY ROOM** benefits from tiled flooring, a modern wall-mounted Worcester gas-fired boiler, double-glazed windows, a door opening to the garden, and an internal door leading to the garage.

The first-floor **LANDING** includes access to a useful storage cupboard.

BEDROOM ONE is a double bedroom with partially pitched ceiling, double-glazed sliding patio doors and a wrought-iron Juliet balcony overlooking the side garden.

BEDROOM TWO is a double bedroom with a uPVC double-glazed window to the front elevation and a large walk-in wardrobe/storage cupboard.

BEDROOM THREE is a further double bedroom with windows to both the front and side elevations and a coloured pedestal wash hand basin with tiled splashback.

BEDROOM FOUR enjoys views over the rear garden and attractive aspects across the River Thaw towards meadow land beyond.

The **FAMILY BATHROOM** is fitted with its original coloured three-piece suite comprising panelled bath, low-level WC and wash hand basin set within a melamine worktop with vanity cupboard beneath.

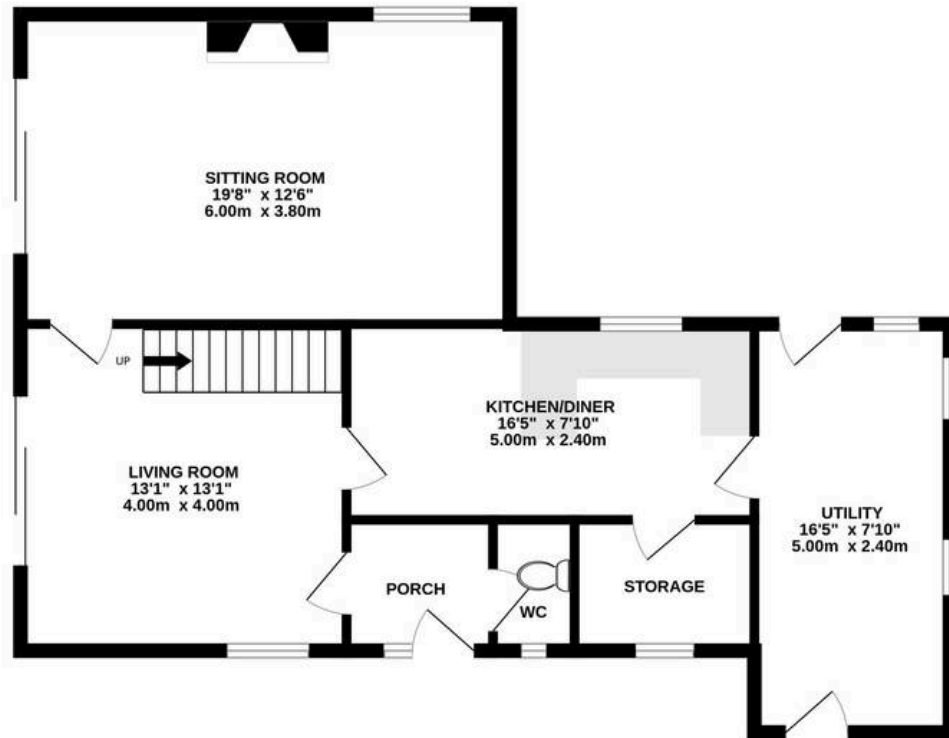
Tarmaced driveway with parking for four cars, flanked by lawns gives access to **DOUBLE GARAGE** with electrically operated roller doors.

The property benefits from a large, level side garden laid predominantly to lawn with a paved patio area. The garden is bordered by a small brook, creating an attractive and secluded setting.

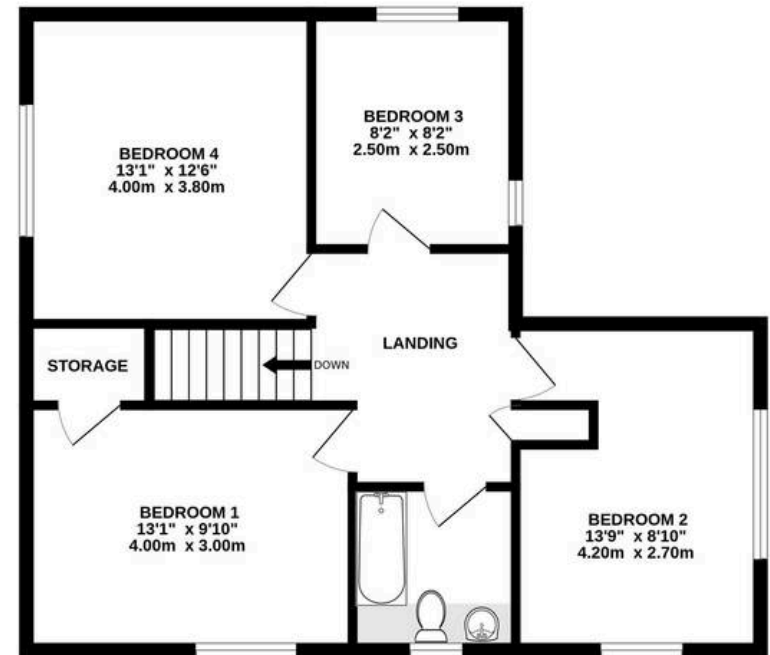
The lawn extends to the rear of the property, where a paved pathway continues around the rear of the garage and returns to the driveway.



GROUND FLOOR
754 sq.ft. (70.1 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1387 sq.ft. (128.9 sq.m.) approx.

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