



hrt
herbert r thomas

Ty-Nant Causeway Hill, Llanblethian

Near Cowbridge

£700,000

Ty-Nant Causeway Hill

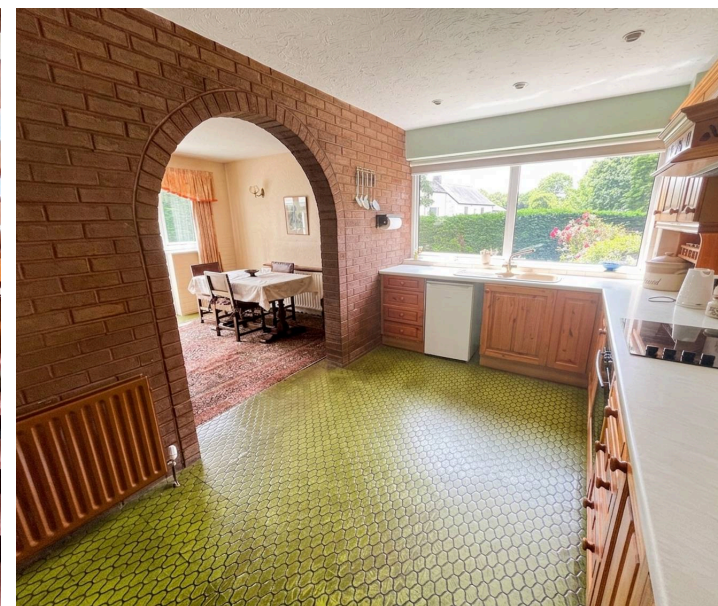
Llanblethian, Cowbridge

Spacious 1970s detached home with scope to modernise and extend, set in private gardens in the sought-after village of Llanblethian.

Council Tax band: H

Tenure: Freehold

- Spacious entrance hall with tiled flooring, timber-panelled ceiling, and feature half-turn staircase.
- Impressive living room with high timber ceiling, gas fire, and garden-facing double-glazed windows.
- Separate dining room with French doors opening onto a large, sunny patio area.
- Study/home office with rear-facing double-glazed window, ideal for remote working.
- Well-equipped kitchen with pine units, integrated oven, hob, extractor, and garden outlook.
- Generous utility room with appliance space, sink, boiler, and access to double garage.
- Principal bedroom with fitted wardrobes, village views, and fully tiled en suite shower room.
- Two additional bedrooms, including a double with fitted wardrobes and a bright single room.
- Wraparound gardens with lawns, sunny patio, mature planting, and enclosed rear courtyard.
- Gated driveway with ample parking and attached double garage with electric roller door.



UPVC panelled entrance door with a double-glazed side panel opens into a spacious **HALLWAY** with tiled flooring, a striking half-turn staircase, and a timber-panelled ceiling. A **CLOAKROOM** offers a WC, wash basin, tiled splashback, coat storage, and a frosted window.

Double doors lead to an impressive **LIVING ROOM**, featuring a high timber ceiling, wall-mounted gas fire, garden-facing window, and full-height shuttered side windows. A separate **STUDY** overlooks the rear, while the **DINING ROOM** enjoys French doors opening onto a sunny patio, with an arched feature wall connecting to the kitchen.

The **KITCHEN** is well appointed with pine-fronted cabinetry, display units, roll-top work surfaces, integrated oven, ceramic hob with extractor, and a one-and-a-half bowl sink, complemented by front-facing windows.

A generous **UTILITY ROOM** provides additional storage, a stainless steel sink, appliance space, and houses the gas boiler, with access to the **DOUBLE GARAGE**. The garage includes an up-and-over electric roller door, side window, and rear access.

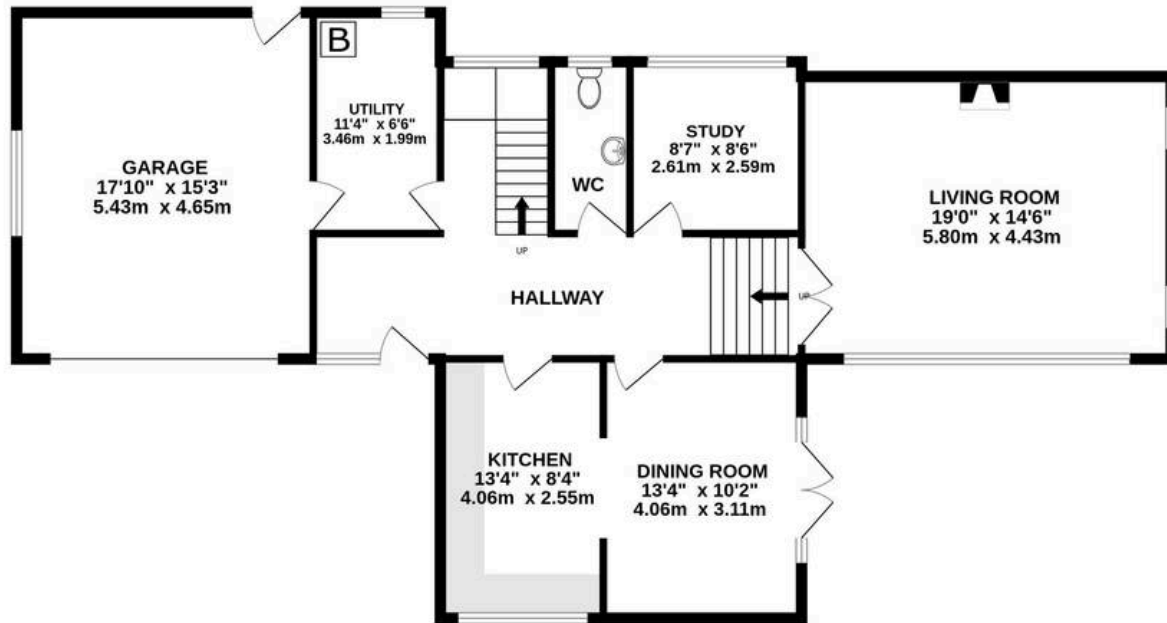
Upstairs, a partly galleried landing leads to the **PRINCIPAL BEDROOM** with extensive fitted wardrobes, village views, and a fully tiled en suite shower room. **TWO FURTHER BEDROOMS** include a well-proportioned double with fitted wardrobes and a single room with polished floorboards. The **FAMILY BATHROOM** offers a bath, basin, and WC, with partial tiling and an airing \drying room.

There is excellent scope to extend the first floor, subject to consent.

Externally, wrought iron gates open onto a herringbone brick-paved **DRIVEWAY** with ample parking and access to the double garage. The wraparound gardens feature shaped lawns, a large sunny patio, mature planting, and enclosed hedged boundaries, with additional paved space to the rear.



GROUND FLOOR
1192 sq.ft. (110.7 sq.m.) approx.

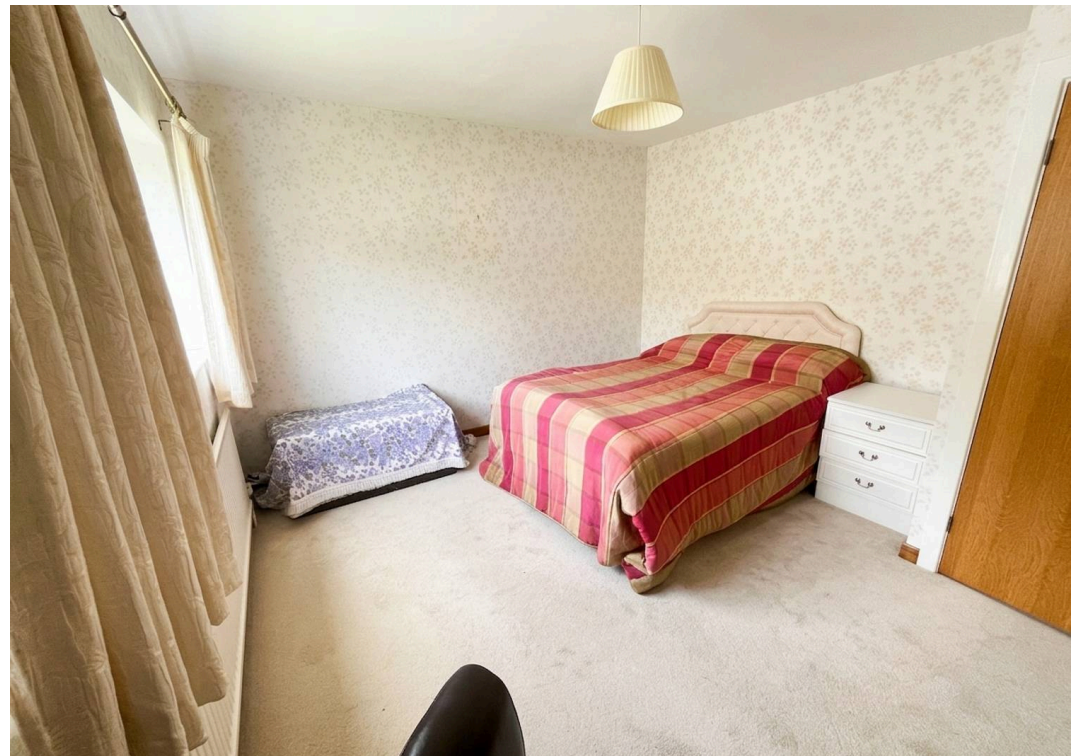


1ST FLOOR
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1833 sq.ft. (170.3 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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