



Tanglewood

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Tanglewood St. Quentins Close, Llanblethian

Cowbridge

£775,000

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Llanblethian, Cowbridge

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 replacement windows.

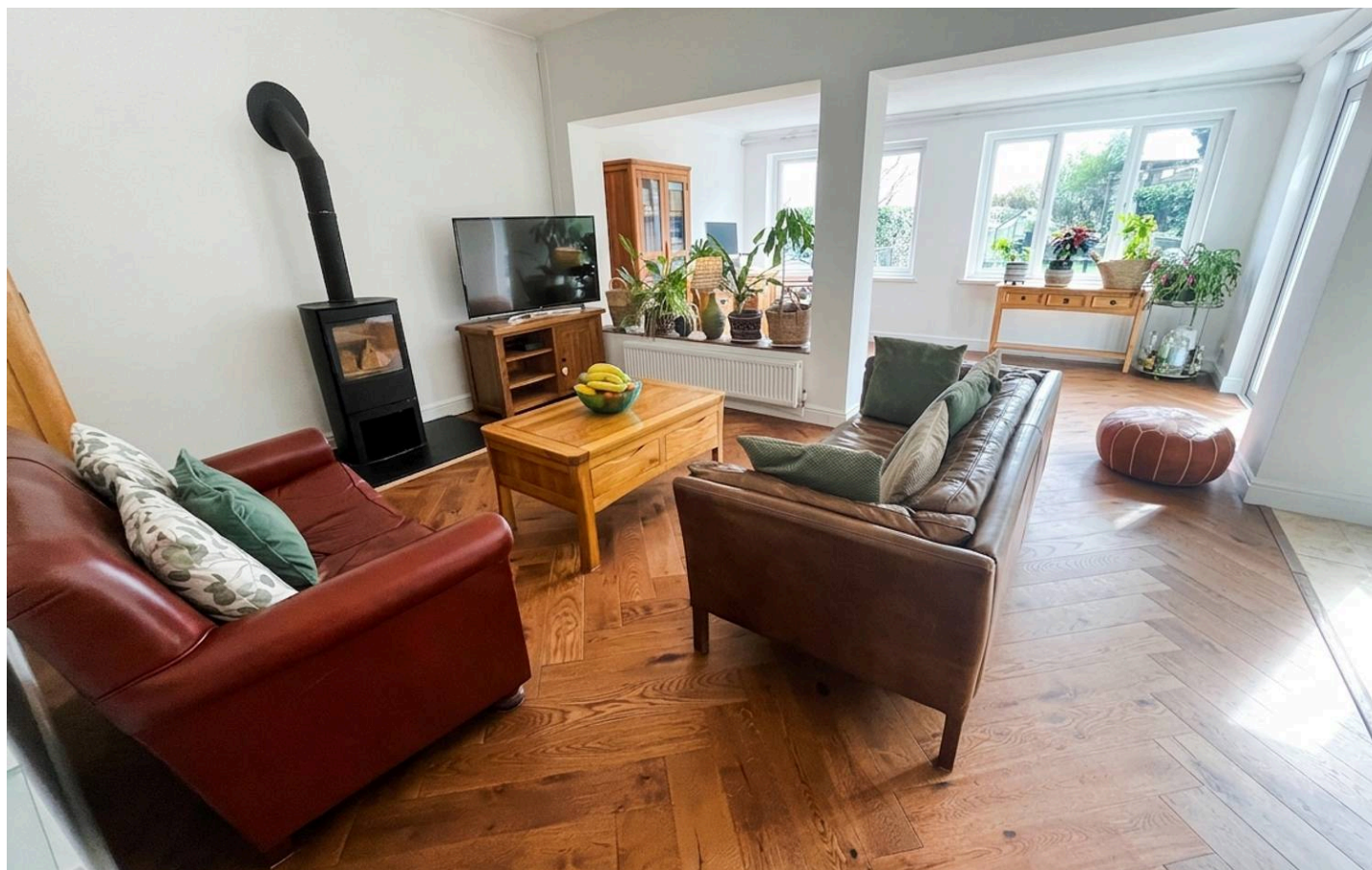
Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: TBD

EPC Environmental Impact Rating: E

Directions: 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.



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Recently constructed entrance porch with 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, 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**, 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. 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 2023 installed Worcester mains gas combi boiler, roll top work surface with single bowl sink and space for washer and dryer, space 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, built in wardrobes and double glazed window to rear garden with rural views beyond. **DOUBLE BEDROOM TWO**, mirrored door wardrobes, and aspect to rear garden. **BEDROOM THREE**, an L shaped room with shuttered double glazed window to front garden and driveway. Lobby entrance from landing 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, with mains 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**, 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 greenhouse and enclosed general purpose garden storage area.



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Herbert R Thomas, 59 High Street - CF71 7YL

01446772911 • cowbridge@hrt.uk.com • www.hrt.uk.com/



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