



**hrt**  
herbert r thomas

**Bryn Celyn, Castle Hill, Llanblethian, Cowbridge CF71 7JB**

**£950,000**

The Vale of Glamorgan

# Bryn Celyn

Spacious 5/6-bed detached home with village views, open-plan kitchen, garden room, double garage, landscaped gardens, and easy access to Cowbridge town centre and amenities.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Large adaptable 5/6 bedroom family house in highly regarded village location
- Entrance hall, cloakroom, living room open plan modern garden room, beautiful feature kitchen/dining room open plan to family room, utility room off
- Large ground floor double bedroom/play room with adjacent bathroom
- 5 first floor bedrooms, shower room and cloakroom
- Parking and double garage
- Lawned gardens with decked and paved sitting areas front and back
- Lovely village location
- Easy access to Cowbridge and amenities

From our Cowbridge offices turn off The High Street alongside The Duke of Wellington Public House, under the stone archway and straight on down Townmill Road, bearing left and travelling up Constitution Hill. At the top of Constitution Hill turn right and follow the road round to Llanblethian Castle, bearing left. As you go down Castle Hill Bryn Celyn is on your left hand side.



Versatile detached five/six-bedroom family home, offering far-reaching village views of Llanblethian, alongside convenient access to Cowbridge town centre and its amenities.

A modern composite entrance door leads into a welcoming HALLWAY with staircase to the first floor and fitted wall lighting. The CLOAKROOM is fitted with a white low-level WC and wash hand basin with tiled splashback, along with a useful built-in cupboard.

The LIVING ROOM is a spacious and stylish area featuring a double-glazed window to the side, contemporary timber-effect flooring, recessed lighting and open-plan access into the garden room. The GARDEN ROOM benefits from a pitched roof with Velux windows, recessed lighting and bi-folding doors opening onto the front deck and lawn.

A standout feature of the property is the impressive open-plan KITCHEN/DINING/FAMILY SPACE. The kitchen is fitted with a contemporary Sigma 3 'Masterclass' range of base and wall units, complemented by Corian worktops and a one-and-a-half bowl sink with Quooker hot tap. Integrated appliances include an induction hob with extractor, two Neff ovens, microwave and coffee machine, dishwasher and wine chiller. A large L-shaped island incorporates a breakfast bar, while windows to the front enjoy attractive village views and ample space for dining table. This space flows seamlessly into the family room, which features timber-effect flooring, a complementary free standing wood burner and French doors to the rear garden.

The utility room continues the same high-quality finish with matching units and worktops, a sink, and space for laundry appliances and an American-style fridge/freezer.

Also on the ground floor is a versatile BEDROOM SIX/PLAYROOM with fitted wardrobes, along with a well-appointed FAMILY BATHROOM comprising a corner bath, quadrant shower, WC, wash basin and bidet, fully tiled with recessed lighting and a heated towel rail.

To the first floor, a spacious L-shaped landing with windows to the front and side provides access to three double bedrooms. BEDROOM ONE AND TWO both benefit from built-in wardrobes, while BEDROOM THREE enjoys particularly attractive views across Llanblethian. A separate CLOAKROOM serves this level.

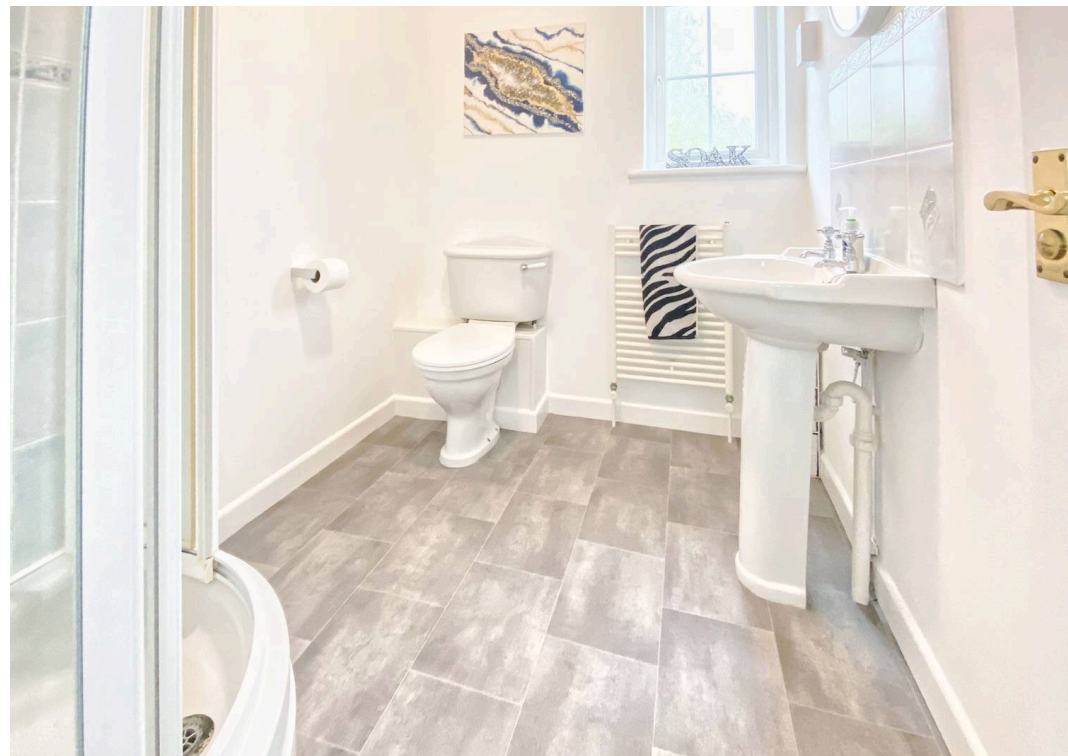
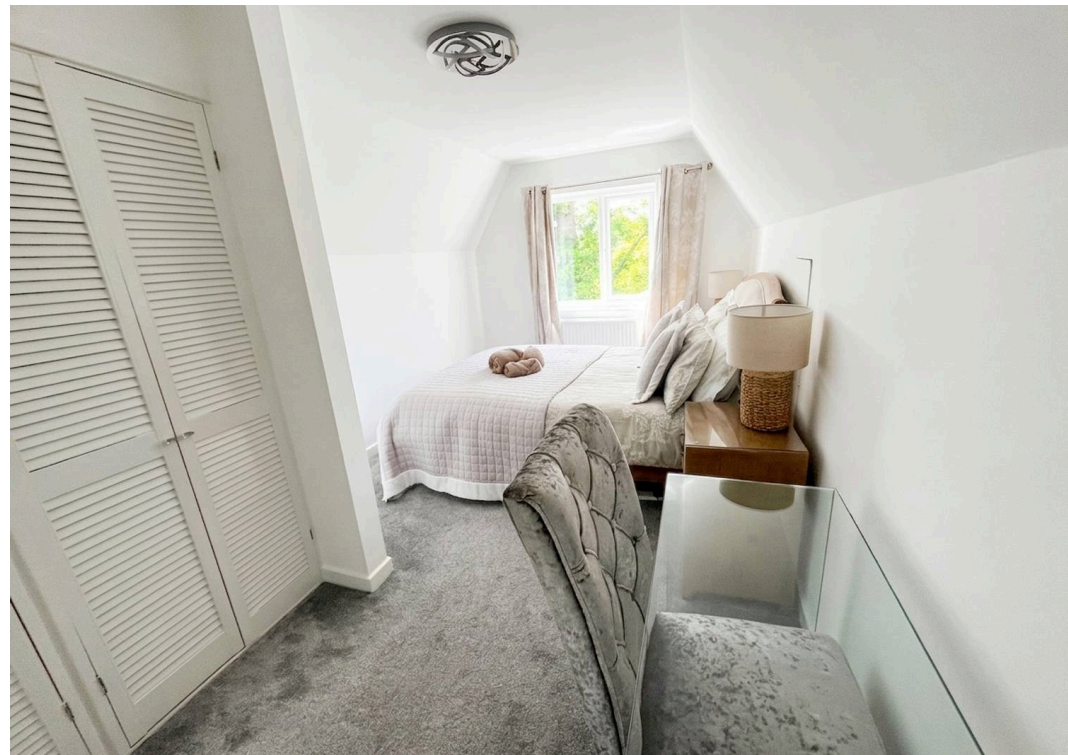
A secondary landing area with additional storage leads to TWO FURTHER BEDROOMS (one double and one single), both with built-in wardrobes, and a modern SHOWER ROOM fitted with a white suite, fully tiled shower enclosure, and heated towel rail.

Externally, a lengthy driveway provides ample parking and leads to a DOUBLE GARAGE with power, lighting and access to the rear garden. Steps rise to a paved terrace and main entrance, as well as a front garden featuring a decked seating area, lawn and mature tree.

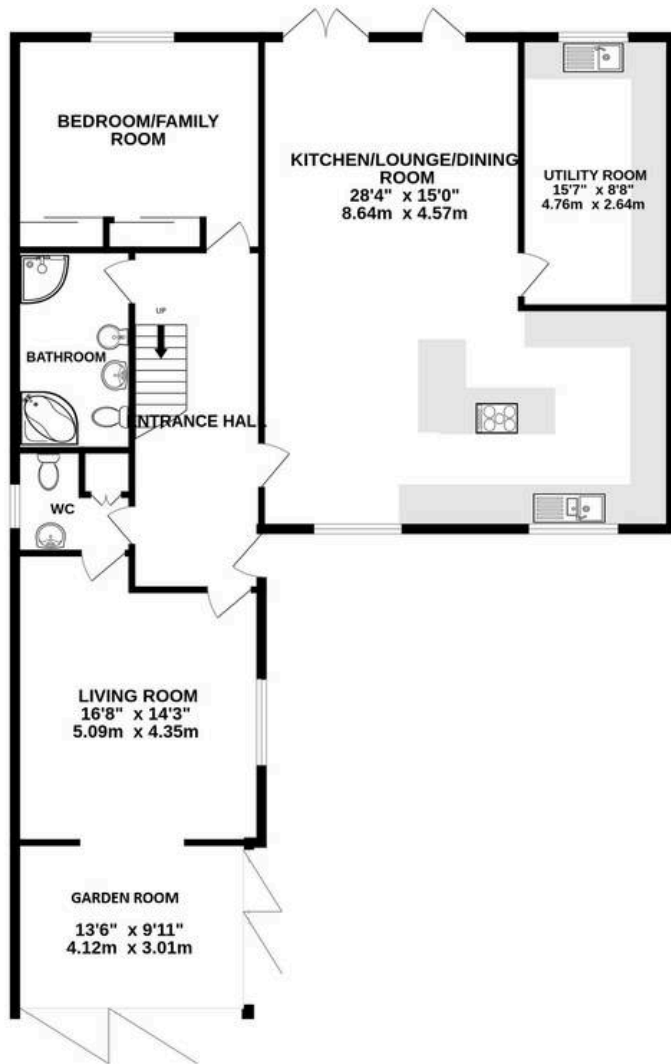
The rear garden is attractively landscaped with a combination of paved and decked seating areas, lawn and raised borders, all enclosed by timber fencing and hedging.



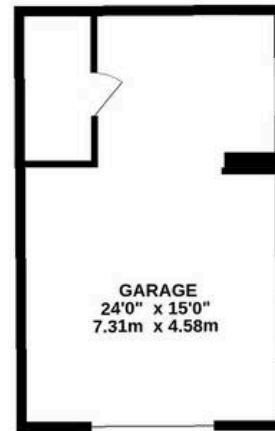
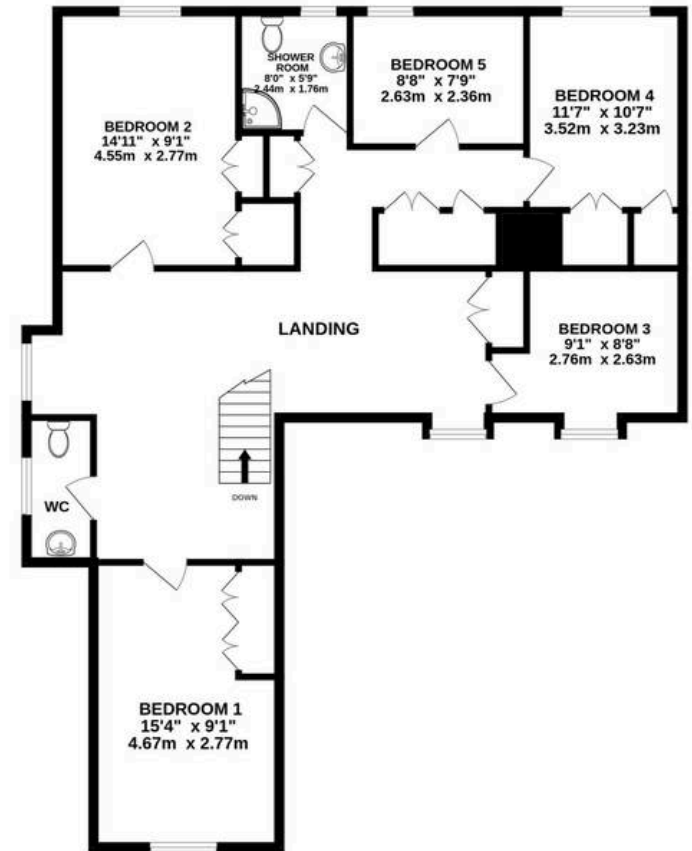




**GROUND FLOOR**  
1823 sq.ft. (169.4 sq.m.) approx.



**1ST FLOOR**  
1150 sq.ft. (106.9 sq.m.) approx.



**TOTAL FLOOR AREA : 2973 sq.ft. (276.2 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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