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herbert r thomas

**8 Cae Rex, Llanblethian, Cowbridge CF71 7JS**

The Vale of Glamorgan

Guide Price **£695,000**

## 8 Cae Rex

From our Cowbridge office cross the road and proceed down Town mill Road, passing The Old Grammar School on the left hand side and through the archway. Proceed to the end of the road and bear left and travel up Constitution Hill. At the T-junction turn left, take the first left into Cae Rex and follow this road into the development where no.8 will be found after a short distance on your left.

Spacious home with 4 bedrooms, 2 bathrooms, 3 reception rooms, modern kitchen, study, utility, tandem garage, private drive and south-facing garden with lawn, patio and shed.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



Newly fitted front door flanked by frosted glazing opens to the ENTRANCE HALL with original herringbone flooring laid, two pendant lights, light drawn in from a rear window enjoying garden views, a useful store cupboard assessable and a modern spindle stairs rises to the first floor rooms. To the left a door connects into the SITTING ROOM, a naturally bright space with a set of large doors opening to the rear garden, herringbone floor fitted with central ceiling light and fan.

A wide opening leads seamlessly into the front DINING ROOM with a continuation of the original herringbone flooring, central light and fan to ceiling, open, recessed shelving and lovely front garden views.

A door through to KITCHEN offers a host of wall and base mounted units, granite style countertop, recess alcove and pantry cupboard adding further storage with a double glazed window to front garden and part glazed timber side door connecting to the undercover link to garden and garage.

The accommodation extends further off the entrance hall with a sizeable frontward facing double BEDROOM 2 enjoying garden views with fitted carpeted, central ceiling light, built-in wardrobes, chest of drawers and dresser to remain.

FAMILY BATHROOM is fitted with marble style flooring, half tiled surrounds, low-level WC, basin, shower enclosure and two frosted windows to the side elevation.

UTILITY ROOM has a low level WC, hand basin with frosted side window and provision for plumbed white goods. Previously a shower was fitted to could be re-instated if required.

Open STUDY/HOME OFFICE is fully carpeted with large window to the side and door to the family room.

A dual aspect FAMILY ROOM/ BEDROOM 4 has stylish wall mounted uplighting, fitted carpet with large window and newly fitted sliding doors leading out the rear garden.

Quarter turn, recently fitted wooden spindle stairs rises to the first floor LANDING with cupboard housing the boiler accessible.

BEDROOM 1 has been neutrally decorated throughout with laid carpet a run of bespoke wardrobes and storage fitted with large dormer taking elevated views over the garden and door to en-suite shower room.

A modern fitted EN-SUITE SHOWER ROOM has a corner shower enclosure with wall hung sink, WC and extractor fan fitted.

BEDROOM 3 is currently set up as a twin room with part pitched ceiling and access to eaves storage, multiple led spotlights to ceiling with natural light drawn in from a side window and Velux.

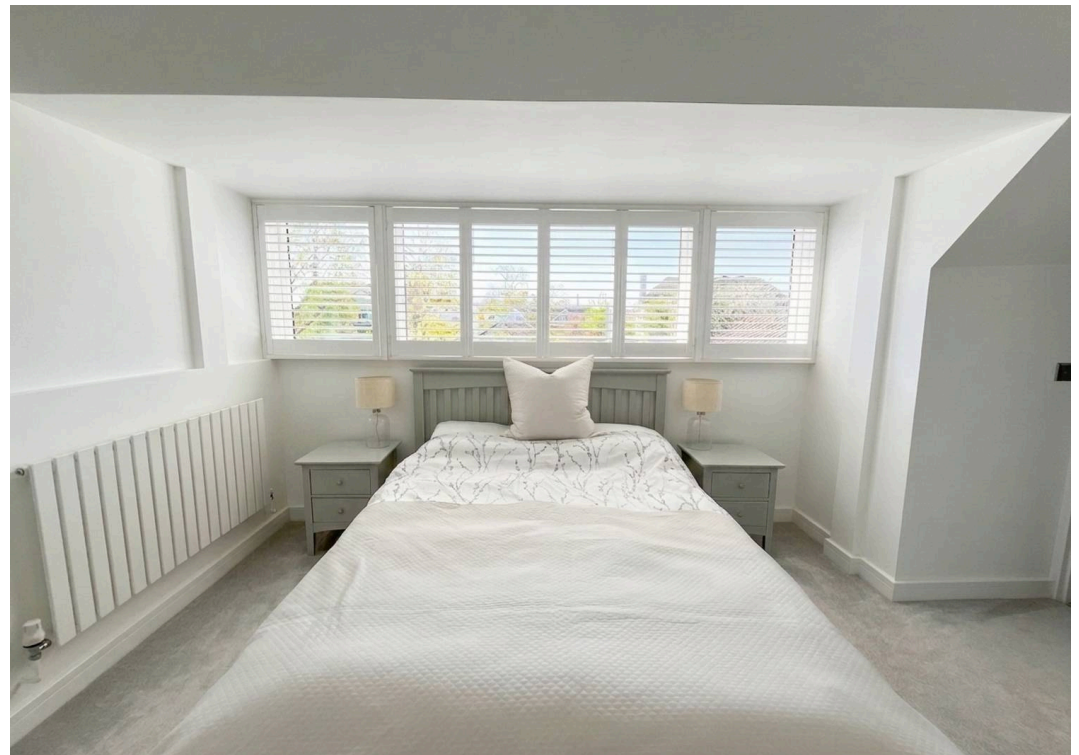
The TANDEM DOUBLE GARAGE is fitted with a manual 'up & over' door with a frosted side and rear window, timber side door to undercover pathway open to back garden and door to front drive.

A pillared private driveway provided parking for a number of vehicles that leads to the tandem double garage beyond and a side grass lawn runs alongside.

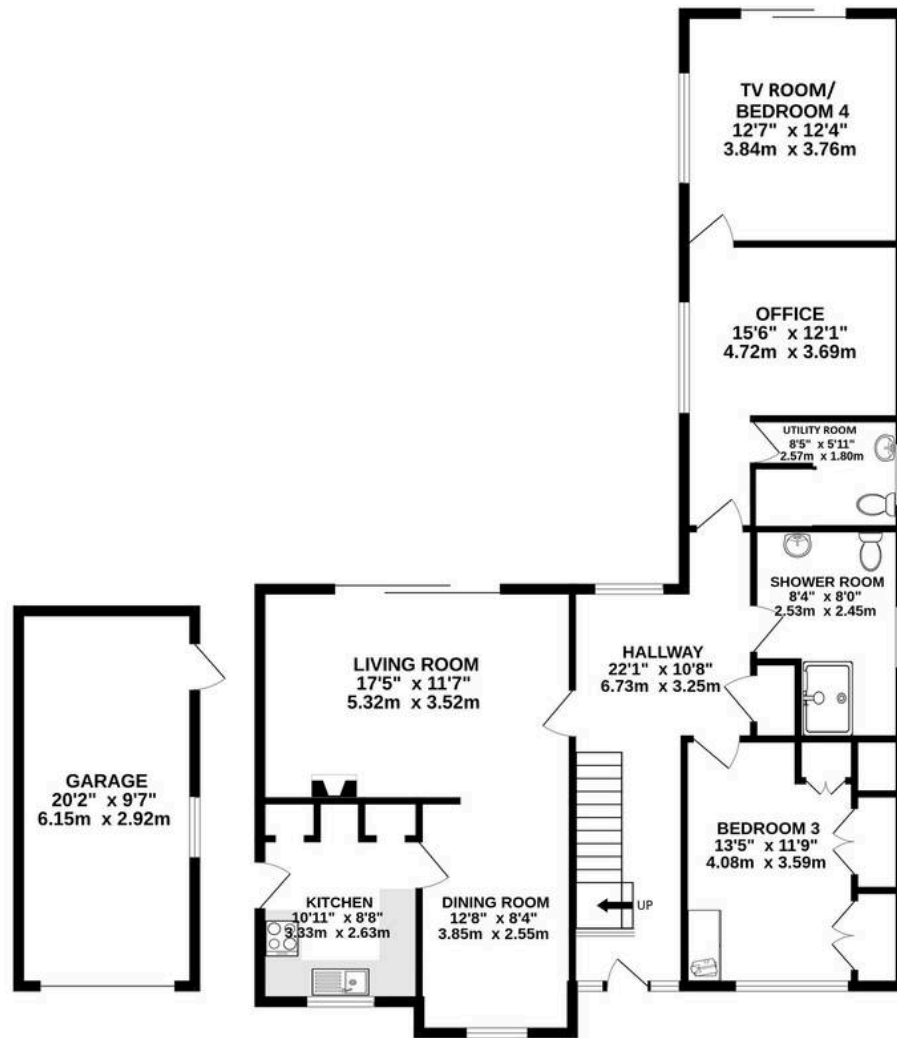
To the rear, a south facing rear garden comprises a gravel resin entertainment area that leads onwards to a large grass lawn with well established shrubbery and trees extending to a rear seating area and opposite a timber shed is to remain.



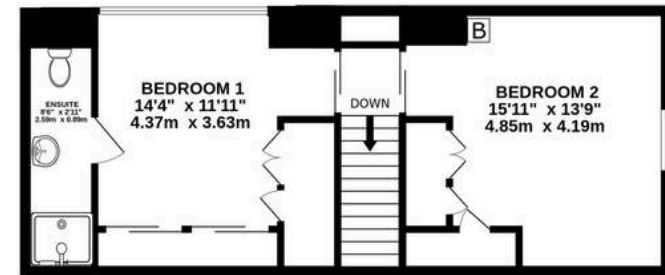
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**GROUND FLOOR**  
1347 sq.ft. (125.1 sq.m.) approx.



**1ST FLOOR**  
515 sq.ft. (47.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1862 sq.ft. (173.0 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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