



## 3 Llanmihangel Rise

Llanblethian, Cowbridge, CF71 7JX

Price £825,000

HARRIS & BIRT



Ty Gloch is a unique opportunity to purchase this five bedroom, detached, residence in an elevated position in the ever popular village of Llanblethian. The owner has resided here for 47 years, which is in itself is an excellent recommendation. Whilst the property will be subject to some modernisation in parts, it is a wonderfully spacious detached family home. The accommodation throughout briefly comprises: entrance hall, living room, dining room, study/snug, kitchen/breakfast room, utility room and WC to the ground floor with an integrated double garage. Stairs lead up to five double bedrooms, master en suite, and a family bathroom. Plenty of off road parking via a gated entrance to front and further parking adjacent to the driveway. Substantial gardens to the front and rear that sit on a pretty plot. The views are fantastic from both front and rear from an elevated position.

Llanblethian has long been regarded as one of the prettiest villages in the Vale of Glamorgan adjoining the market town of Cowbridge and within walking distance of its excellent facilities. These include highly regarded schooling for all ages, a wide range of shops both national and local, library, health centre, sporting and recreational facilities including leisure centre, tennis club, cricket club, squash club, bowls club etc. Llanblethian is situated very much in the heart of the Vale of Glamorgan with the heritage coast line just a few miles south. The main road network brings major centres within comfortable commuting distance including the Capital City of Cardiff, Newport, Swansea, Bridgend, Llantrisant etc. Main line railway stations are at Cardiff and Bridgend and the Cardiff Airport just a short drive away.

- Spacious Detached Property
- Two Bathrooms
- Double Garage & Off Road Parking
- Pretty Front & Rear Gardens
- Five Double Bedrooms
- Elevated Position with Fantastic Views
- Popular Vale Village
- EPC Rating: D

## Accommodation

### Ground Floor

#### Entrance Hall 8'3 x 15'7 (2.51m x 4.75m )

The property is entered via an oversized front door with inset bowed opaque glazed vision panels. Adjacent opaque glazed vision panels via timber framed window to open entrance hall. Papered walls. Textured finished ceiling. Fitted carpet. Double radiator. Good storage space under stairs. Communicating doors to ground floor rooms.

#### Living Room 19'5 x 16'4 (5.92m x 4.98m)

UPVC fully double glazed bow picture window to front elevation, enjoying fantastic views across open countryside and beyond the pretty front gardens. Attractive pointed stone fireplace with inset log burning stove. Papered walls. Textured finished ceiling. Fitted carpet. Range of fitted radiators.

#### Dining Room 11'7 x 12'0 (3.53m x 3.66m)

An attractive dining room that could easily be adapted. UPVC double glazed window to rear elevation. Papered walls. Coved and textured finished ceiling. Fitted carpet. Fitted radiator. Door opens through to study.

#### Study/Snug 11'5 x 10'7 (3.48m x 3.23m)

Another adaptable reception space. UPVC double glazed sliding patio door to rear elevation overlooking the pretty gardens behind. Papered walls. Textured finished ceiling. Fitted radiator.

#### Kitchen/Breakfast Room 14'7 x 10'7 (4.45m x 3.23m )

A good sized kitchen/breakfast room with plenty of space for Welsh dresser, table and chairs. UPVC double glazed window to rear elevation. Fitted kitchen, original design by Sigma 3 kitchens, comprises: a range of oak shaker style wall and base units set under and over a mottle effect worksurface. Double chrome sink unit and chrome drainer with chrome mixer tap. Space for washing machine and free standing 'Tricity Bimdex' cooker and hob. Tiled splashbacks. Further skimmed walls. Coved and textured finished ceiling. Tiled flooring. Fitted double radiator. Doorway opens through into utility.

#### Utility 5'6 x 10'7 (1.68m x 3.23m )

Further fitted base units with sink and drainer with chrome

taps. Space for washing machine and tumble dryer. Space for fridge/freezer. UPVC double glazed window to rear elevation. UPVC half opaque glazed pedestrian door to side elevation. Skimmed walls. Coved and textured finished ceiling. Vinyl laid flooring.

#### WC 5'5 x 2'9 (1.65m x 0.84m )

Two piece suite in white comprising low level dual flush WC. Wall hung wash hand basin. Half tiled walls. further skimmed walls. Coved and textured finished ceiling. Inset chrome spotlighting. Ceramic tiled flooring. Chrome heated towel rail.

### First Floor

#### Landing 14'5 x 15'7 (4.39m x 4.75m )

Accessed via a quarter turn staircase fully carpeted to a good sized first floor landing. Papered walls. Textured finished ceiling. Access to loft via hatch. Good sized double airing cupboard housing hot water cylinder and open shelving.

#### Master Suite Bedroom 17'2 x 10'8 (5.23m x 3.25m )

An attractive master bedroom. UPVC double glazed picture window to the rear elevation. Papered walls. Coved and textured finished ceiling. Fitted carpet. Fitted radiator. Built in dressing table and wardrobe. Door through into en suite.

#### Master Suite Bathroom 7'4 x 6'1 (2.24m x 1.85m )

Three piece suite comprising: oversized heritage bath with chrome mixer tap. Pedestal wash hand basin. Low level WC. Fully tiled walls. Matching tiled flooring. Coved and skimmed ceiling. Inset LED spotlighting. Chrome heated towel rail. Opaque glazed window to side elevation.

#### Bedroom Two 16'3 x 15'6 (4.95m x 4.72m )

An excellent sized double bedroom. UPVC double glazed picture window to front elevation, enjoying the wonderful views. Papered walls. Textured finished ceiling. Fitted carpet. Fitted radiator. Two built in wardrobes.

#### Bedroom Three 13'11 x 10'11 (4.24m x 3.33m )

A third double bedroom. UPVC double glazed window to rear elevation. Papered walls. Coved and textured finished ceiling. Fitted carpet. Fitted radiator. Two double fronted built in wardrobes providing excellent storage.

#### Bedroom Four 12'1 x 14'11 (3.68m x 4.55m)

A fourth double bedroom. UPVC double glazed picture window to front elevation. Papered walls. Textured finished ceiling. Fitted carpet. Fitted radiator. Built in double wardrobe. Further single wardrobe. Built in shelving and desk.

#### Bedroom Five 10'10 x 14'0 (3.30m x 4.27m )

A fifth double bedroom. UPVC double glazed picture window to front elevation. Papered walls. Coved and textured finished ceiling. Fitted carpet. Fitted radiator.

#### Bathroom 8'4 x 8'7 (2.54m x 2.62m )

Four piece suite comprising: oversized walk in quadrant shower cubicle with shower and shower head attachment behind a glazed shower screen. Tiled panelled bath with brass mixer tap. Low level WC. Pedestal wash hand basin. Fully tiled walls. Matching tiled floors. Coved and skimmed ceiling. Inset LED spotlighting. Wall mounted heritage heated towel rail. Two UPVC double glazed opaque windows to the rear elevation.

### Outside

#### Double Garage

An excellent sized garage with electric up and over garage door. UPVC double glazed opaque window to side elevation. Power and light. Gas fired central heating boiler housed to wall.

### Gardens & Grounds

Ty Gloch is set in an elevated position, accessed via a pretty road leading to just five houses. Swinging in through the gated driveway to plenty of parking for plenty of cars. Raised beds and borders. An attractive parcel of lawn and inset curved storm porch with a pretty patio adjacent. Side access for pedestrians to both sides. Pretty rear gardens. The rear garden is private and secluded to the sides and rear. The patio laid parcel leading out onto an attractive parcel of lawn. Private via hedge rows to the rear boundary and close bordered fencing. Raised crushed gravel area that leads to a pretty summer house, looking out over the countryside beyond. Set in an elevated position allowing all day sun.

### Services

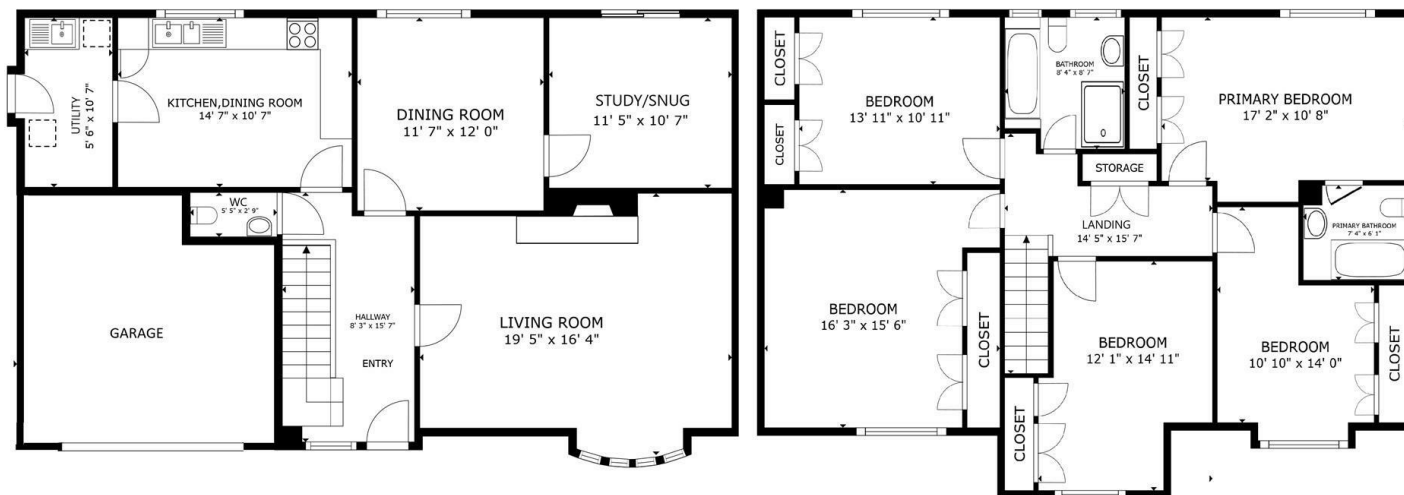
All mains services are connected to the property.











FLOOR 1

FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 925 sq.ft. FLOOR 2: 1,240 sq.ft.  
TOTAL: 2,165 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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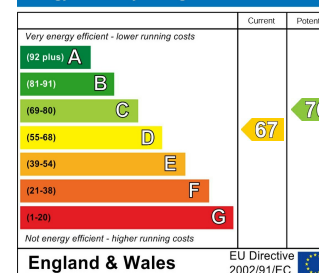
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## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating

