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**5 Church Hill Close, Llanblethian**  
Cowbridge

**£545,000**

## 5 Church Hill Close

This extended three bedroom detached bungalow is situated in an enviable position with larger than average garden plot and uninterrupted views across Llanblethian and the countryside beyond.

Council Tax band: F

Tenure: Freehold

- Extended three bedroom detached bungalow.
- Highly sought after location in peaceful village setting.
- Two reception rooms plus kitchen/breakfast room.
- Larger than average South facing garden Plot.
- Uninterrupted far reaching countryside views.
- Potential for further extension subject to relevant planning.
- Off-road parking with EV charging point and integral single garage.
- Viewings highly recommended.

### Directions:

From our office travel along the High Street and onto Westgate. Turn left onto the Llantwit Road. At the direction turn left. At the crossing, turn left and follow this road towards Llanblethian. Proceed down the hill and turn right into Churchill Close. Proceed down the hill with number five is the last Property at the head of the cul-de-sac on the right hand side.



This extended three-bedroom detached bungalow is situated in a highly sought after village location. It benefits from a larger than average South facing garden and enjoys outstanding uninterrupted, far reaching countryside views.

There is potential for further extension subject to relevant planning permission as some neighbours have already done so.

The current accommodation briefly comprises: An entrance **HALLWAY** with two built-in storage cupboards, one for coats, and the other is an airing cupboard, which houses the water tank, plus loft inspection point with pull down ladder.

The impressive light and airy **LOUNGE-DINING ROOM** is flooded with light from glazed sliding doors flank by matching windows which enjoy the far each views plus additional patio doors to side giving access into the garden. There is a woodburning stove within a dressed stone fireplace.

The **KITCHEN/BREAKFAST ROOM** also with window to side with views of the garden, offers a fitted range of cream, shaker style base and wall mounted units, with work surfaces extending to a breakfast bar. Integrated oven, induction hob with hood over and dishwasher. Built in fridge/freezer.

Off the kitchen is a side hallway with access to front. It is flooded with light with a skylight. It links the kitchen to the **SITTING ROOM** extension which has patio doors leading into the side garden. This versatile room has previously been used as a guest bedroom.

The Bungalow offers three bedrooms. **BEDROOM ONE** is a generous sized double bedroom with windows to front and rear aspects. It benefits from built-in wardrobe cupboards and has a feature pitched ceiling.

**BEDROOMS TWO and THREE** are located at the front of the property with views over the front garden. Bedroom three is currently used as a home office.

The **FAMILY BATHROOM** also with window to front has a white three-piece suite which includes a panel bath with mains power shower fitted over. The benefits from built-in storage cupboard below the sink unit.

Off the hallway is a separate **CLOAKROOM** housing a white two piece suite and has a high-level window into the side hallway.

Accessed from the side hallway is an **INTEGRAL SINGLE GARAGE/WORKSHOP** which has an up and over door from the driveway. It has a fitted range of storage units with fitted Belfast sink unit plus space and plumbing for white goods.

Outside:

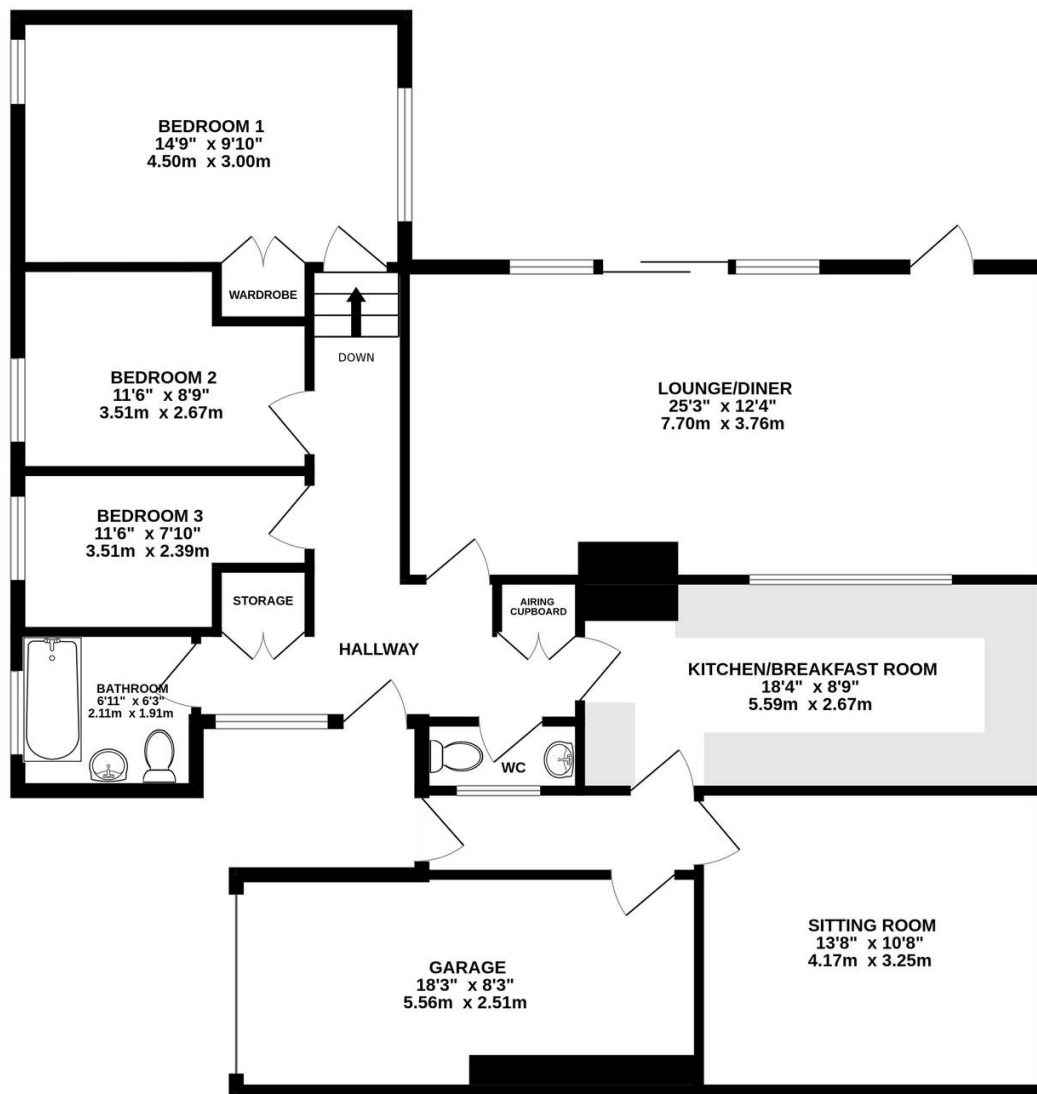
To the front of the property is a brick pier driveway offering parking space for two vehicles. A lawn garden is bordered by mature hedgerow with shrub and flower borders.

To the rear and side is an enclosed extensively loaded garden bordered by overlap fencing and mature hedgerow. The garden lies in a South/Westerly Direction enjoying the sun throughout the afternoon and evening.





GROUND FLOOR  
1296 sq.ft. (120.4 sq.m.) approx.







## Herbert R Thomas

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