


# 2 Castle Mews, Llanblethian,
## Cowbridge, Vale of Glamorgan, CF71 7FA

Watts & Morgan



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Cowbridge, Vale of Glamorgan, CF71 7FA

## Guide price: £499,950 Freehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Located in the heart of Llanblethian, one of the Vale of Glamorgan's most sought-after villages, 2 Castle Mews combines period charm with contemporary living. This spacious three-bedroom home features a bespoke kitchen with granite worktops and Neff appliances, stylish bathrooms, and light-filled reception spaces opening to a landscaped south-west facing garden.

Positioned within the highly regarded Cowbridge School catchment, the property also benefits from a garage and communal forecourt setting. With the additional advantage of being offered to the market with no onward chain, this home is ready for immediate occupation.







### Directions

Cowbridge Town Centre – About half a mile

Cardiff City Centre – 13.1 miles

M4 J35 Pencoed – 6.8 miles


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# Summary of Accommodation

## About The Property

2 Castle Mews offers a deceptively spacious and beautifully presented home in the heart of Llanblethian.

From the forecourt garden, the front door opens into a welcoming hallway. From here, doors lead to the lounge, kitchen-dining room, and cloakroom, with stairs rising to the first floor.

The lounge features a cassette-style woodburner by Topstak, creating a warm and inviting focal point. A window looks onto the Mews, while double doors open directly to the terrace and garden.

The kitchen-dining room, running the depth of the house like the lounge, offers a wonderful space for entertaining. Bi-fold doors connect seamlessly to the rear garden, while a bespoke, high-spec fitted kitchen includes granite worktops, a Belfast sink, and Neff integrated appliances (5-ring induction hob, electric oven, fridge, freezer, dishwasher, and washing machine). An understairs storage cupboard is also accessible from this room.

Upstairs, the first-floor landing leads to three double bedrooms and a contemporary family bathroom with shower-over-bath. The master bedroom benefits from a stylish en suite with a marble-topped vanity and a double shower.

A gravelled forecourt fronts the Mews, providing shared access and upkeep to all three properties. No. 2 Castle Mews enjoys the advantage of its own garage with power, eaves storage, and up-and-over door.

## Garden & Grounds

To the rear, the property enjoys a south-west facing garden, bathed in afternoon and evening sun. From the lounge and kitchen-dining room, doors open onto a flagstone terrace ideal for outdoor dining, which in turn leads onto a well-kept lawn edged with flower and shrub borders.

The garden is enclosed by fencing on two sides, with the third boundary understood to extend to the riverbank. A picket fence and gate separate the lawn from the river edge, adding charm and a countryside feel to this village setting

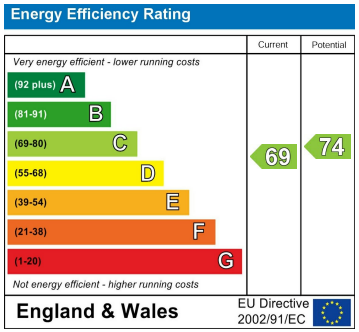



Total area: approx. 127.8 sq. metres (1375.2 sq. feet)

## Additional Information

Freehold. All Mains Connected. Council Tax Band G. No onward chain.
The sale of this property is subject to 'Grant of Probate'.

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