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Cefn Bryn  
Castle Hill,  
Llanblethian,  
Cowbridge,  
The Vale Of Glamorgan,  
CF71 7JN

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# Cefn bryn Castle Hill

Asking price **£775,000**

Detached five-bedroom home with huge potential in need of general modernisation and occupying an outstanding plot of just under half an acre with excellent parking, outbuildings and a stunning south-facing view over the village of Llanblethian and beautiful rolling countryside beyond—yet within walking distance of Cowbridge town and amenities.

Five-bed detached home with huge potential to remodel and improve

Exceptional plot of approximately 0.435 acres with outstanding views

Entrance hall, living room and sun lounge, separate dining room, kitchen/breakfast room, and large utility room

Two ground-floor bedrooms and full bathroom

Three first-floor bedrooms and second bathroom

Front and rear lawns, patio sitting areas, and extensive parking, garaging, and outbuildings

Convenient driving or walking access to Cowbridge town centre and amenities





Detached five-bedroom home in need of general modernisation, occupying an outstanding plot of just under half an acre with excellent parking, outbuilding, and a stunning south-facing view over the village of Llanblethian and beautiful rolling countryside beyond—yet within walking distance of Cowbridge town and amenities.

Double-glazed entrance door with side panels to HALLWAY, built-in storage cupboards, half-turn staircase to first floor. LIVING ROOM gas fire with reconstituted stone surround, timber mantle and marble hearth, double-glazed window to side elevation, glazed internal doors to SUN LOUNGE, timber-panelled ceiling, terrazzo tiled floor and windows and sliding doors to front garden with a magnificent south-facing view beyond. Separate DINING ROOM with serving hatch to kitchen and double-glazed window to private rear garden.

KITCHEN/BREAKFAST ROOM range of shaker-style cream fitted cupboards with timber-effect roll-top work surface

and stainless steel one-and-a-half bowl sink and drainer. Spaces for cooker and fridge (which can remain), double-glazed windows to front and side elevations, opening to a large UTILITY ROOM with windows and stable door to driveway, range of fitted base cupboards with stainless steel sink and drainer, bank of louvre-door fitted cupboards with modern Baxi mains gas central heating boiler.

Further doors from hallway to ground floor BEDROOM ONE, double-glazed window to front garden and built-in wardrobes. BEDROOM TWO, again with excellent fitted wardrobe space and double-glazed window to rear garden. Spacious ground floor BATHROOM (1) with “Heritage” white suite including panelled bath, pedestal basin, low-level W/C, and fully tiled walk-in shower with mains shower attachment and frosted double-glazed window.

Half-turn staircase to LANDING with loft hatch and doors to: BEDROOM THREE, double room with fitted wardrobe and fabulous elevated views over Llanblethian to rolling

countryside beyond. BEDROOM FOUR with aspect to front and recessed built-in wardrobe. BEDROOM FIVE, low doors to eaves storage space and double-glazed window to rear garden. BATHROOM (2) white suite including panelled bath, low-level W/C, and wash hand basin inset in a tiled worktop with vanity cupboard below. Frosted double-glazed window and large airing cupboard with foam-lagged cylinder tank.

"CEFN BRYN" occupies an outstanding mature garden plot extending to 0.435 of an acre in a secluded, slightly elevated position with exceptional southerly views. Access is via a shared private lane, turning first left up a lengthy private driveway extending to the side of the property where there is extensive parking and access to a CARPORT, GARAGE accessed by an electric up-and-over door, adjacent to which there is a useful covered storage area and WORKSHOP. Extensive private front lawns paved sitting areas, and pergola with mature shrubbery. To the rear is a large patio and sloping lawn, aluminium greenhouse, and stone-and-block-built corrugated-roofed store.

# AWAITING FLOORPLANS





### Directions

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 turn left along a shared drive where Cefn Bryn is the first property on your left hand side.

What3Words: cookie.larger.offline

### Tenure

Freehold

### Services

Mains water, drainage, gas and electricity  
Council Tax Band H  
EPC Rating

Viewing strictly by  
appointment through  
Herbert R Thomas

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AWAITING EPC

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