



2 Cwrt Llanfleiddan, Llanblethian,  
Cowbridge, Vale of Glamorgan, CF71 7JZ

Watts  
& Morgan







## 2 Cwrt Llanfleiddan, Llanblethian,

Cowbridge, Vale of Glamorgan, CF71 7JZ

**Guide price: £1,695,000 Freehold**

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

A unique, truly individual property within this much respected development to the edges of Llanblethian village and enjoying southerly and westerly aspect over surrounding farmland. With accommodation over three storeys, 2 Cwrt Llanfleiddian is deceptively spacious providing close to 5500sq ft of thoughtfully considered space. Entrance hallway with cloakroom, inner hallway with dining room and lounge beyond looking out over, and opening onto, the rear garden. Separate family sitting room and great kitchen/living/dining space with luxurious German-engineered Rational kitchen. Utility room giving access to integral garage. To the first floor is a guest bedroom with its own en suite shower room; a second en suite bedroom; two further double bedrooms. To the second floor is principal bedroom including bedroom with fitted storage, sitting area to landing and own bath/shower room. Ample private driveway parking, integral double garage. Wonderfully sheltered and enclosed garden to three sides including paved seating areas and lawn.



### Directions

Cowbridge Town Centre – <1 mile

Cardiff City Centre – 13.1 miles

M4 Motorway, J35 Pencoed – 6.8 miles

**Your local office: Cowbridge**

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## Summary of Accommodation

### About the property

No.2 Cwrt Llanfleiddan is a unique property, designed by the renowned architect Chris Loyn of award-winning firm Loyn & Co. It is an exceptionally well thought out property with carefully considered design elements, being contemporary yet with traditional Welsh inspired ethos. A covered entrance porch opens into a ground floor hallway from which there is a cloak storage area and WC beyond. A door links, in turn, to a central atrium with galleried landing over and living rooms beyond; a staircase leads to the first floor. Access from the hallway is separate living space, a wonderfully large yet cosy room ideal for a family sitting room/playroom. The family living space is to the southern end of the property and includes a sizeable dining area opening to a family lounge, dramatically open to the pitch of the roof with matching floor-to-ceiling windows, positioned to look out over the rear garden. This, in turn, links around to a further panel of sliding doors opening to a paved patio area with kitchen/living/dining space beyond. The generous kitchen/living/dining space includes a comprehensively fitted German designed and engineered "Rational" kitchen with a particularly fine range of units. 'Dekton' work surfaces surround the sink and extend to a central island unit. 'Miele' appliances, where fitted, are to remain including induction hob, oven, combi oven/grill, bean-to-cup coffee machine and fully integrated dishwasher, 'Siemens' integrated large fridge and separate tall freezer with iced water tap. Ample space remains for a breakfast table and additional seating, the ideal position from which to look in a south-westerly aspect over the gardens. A utility room beyond provides additional storage with space and plumbing for washing machine and dryer. This laundry area has a door linking to the back garden and a fire door opening into the integral double garage.



To the first floor there is access to a bedroom with its own en suite shower room. A second guest room is also en suite. There are two additional rooms, one with a particularly extensive range of fitted storage and the other with its own balcony area and external steps leading down into the rear garden.

The top floor provides a principal suite with bedroom and fitted storage, sitting area and its own bath/shower room with pitched ceiling and Velux skylights from which to enjoy the night skies.

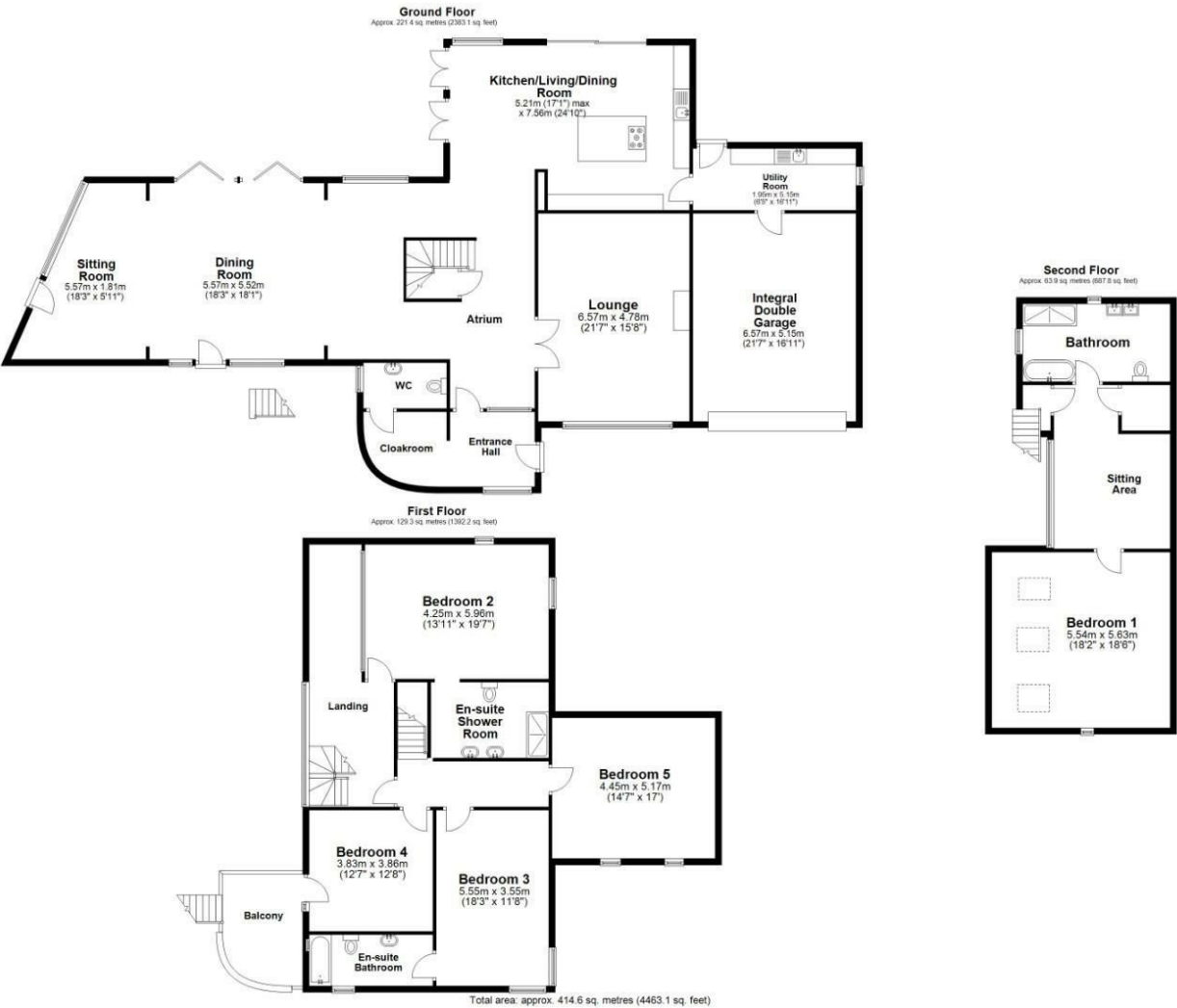
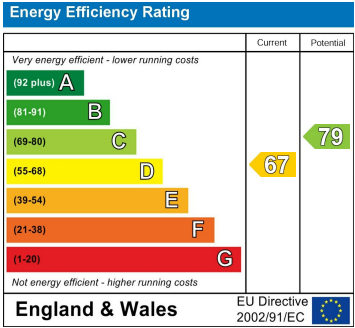
### Additional information

Freehold. All mains services connected. Gas fired-central heating with underfloor heating throughout the ground floor. Council tax: Band I



Garden & Grounds

Set to the corner of this small development, 2 Cwrt Llanfleiddan lies within its own enclosed plot of about 1/4 of an acre. A pillared entranceway opens onto a driveway area fronting the property with ample room for a number of cars to park. Remote controlled electric sectional doors lead into the integral double garage while a pedestrian gated entrance leads to a neat external utility area to the northern side of the property, a great place for recycling and bin storage. From the stone chipped parking area, a second gated entrance leads to a further sizeable space with potential for many and varied uses - for example additional parking; a play area; further garden space. The largest proportion of the garden enjoys a southerly and westerly aspect. It is overlooked by the principal reception rooms and accessed from the same. A paved seating area is extensive in size and ideally positioned to catch the afternoon and evening sun. This paving, in turn, reaches onto a larger area of lawn running to the boundary wall. Beyond the rear boundary are paddocks, open fields and farmland.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





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