



11 Porth-Y-Green Close, Llanblethian,
Cowbridge, Vale Of Glamorgan, CF71 7JR

Watts
& Morgan



11 Porth-Y-Green Close, Llanblethian,

Cowbridge, Vale Of Glamorgan, CF71 7JR

Guide Price £570,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A fully renovated, and extended four bedroom semi-detached property within close proximity to Cowbridge. Nestled in a quiet cul-de-sac within Llanblethian, enjoying fantastic views across Vale countryside.

Accommodation over 1,700 sq ft to include; porch, lounge with log-burner style gas fire, superb open-plan kitchen-dining-living space with doors connecting to the garden. Also, utility room and WC. Four bedrooms, sleek en-suite to bedroom one and a stylish family bathroom.

Integral garage/store and off-road driveway parking to the front of the property. Also, south-facing enclosed rear garden with a raised porcelain patio.

No onward chain. EPC Rating; C.



Directions

Cowbridge Town Centre – 1.0 miles

Cardiff City Centre – 25.3 miles

M4 Motorway – 8.2 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

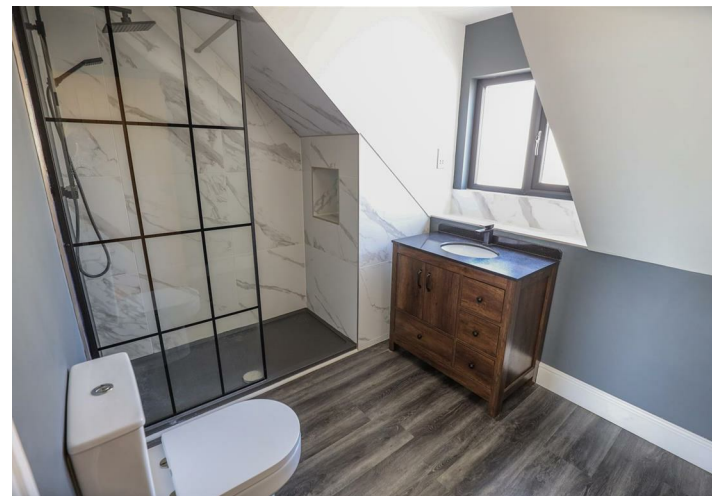
ABOUT THE PROPERTY

11 Porth Y Green Close is a fully renovated and extended semi-detached home in this popular cul-de-sac to the edge of Llanblethian and Cowbridge. Enjoying the most splendid views over Vale countryside., the property itself is “move-in ready” and offers quality fittings and fixtures throughout.

The front entrance door leads in to a porch with spaces for shoes and cloaks, and opens directly into the open-plan kitchen/living space. There is a carpeted staircase leading to the first floor and a connecting door opens into the family lounge. The lounge itself runs the depth of the property with French doors to the rear looking out over, and opening onto, the rear garden space. This separate lounge has a central feature log-burner style gas fire which adds a cosy feel to this room. The superb kitchen/ dining room includes a range of quality fitted units with solid wooden butcher's block surfaces with breakfast bar area, integral dishwasher and space for a freestanding cooker. The kitchen seamlessly connects into the dining/living area which enjoys amazing views over the rear garden and further across countryside, through extra large sliding doors. There are two large skylights which flood this ideal entertaining space with natural light, and combines indoor-outdoor living onto the porcelain patio.

Beyond the kitchen is a useful cloakroom and utility room; a door from here leads to the side access and also into the integral garage/store which houses the gas-boiler.

To the first floor a central, light-filled landing area has a broad window looking out in a southerly aspect over the rear garden and on to fields and farmland to the distance. There are four bedrooms on offer - the largest bedroom is a superb space with high ceiling, Velux windows and large window overlooking the rear countryside. This room has the benefit of its own en-suite shower room which has been fitted with a sleek walk-in shower cubicle with porcelain tiles. There are two further double bedrooms and a single bedroom/study with ample room for a desk/work area. These rooms share use of a particularly stylish family bathroom.



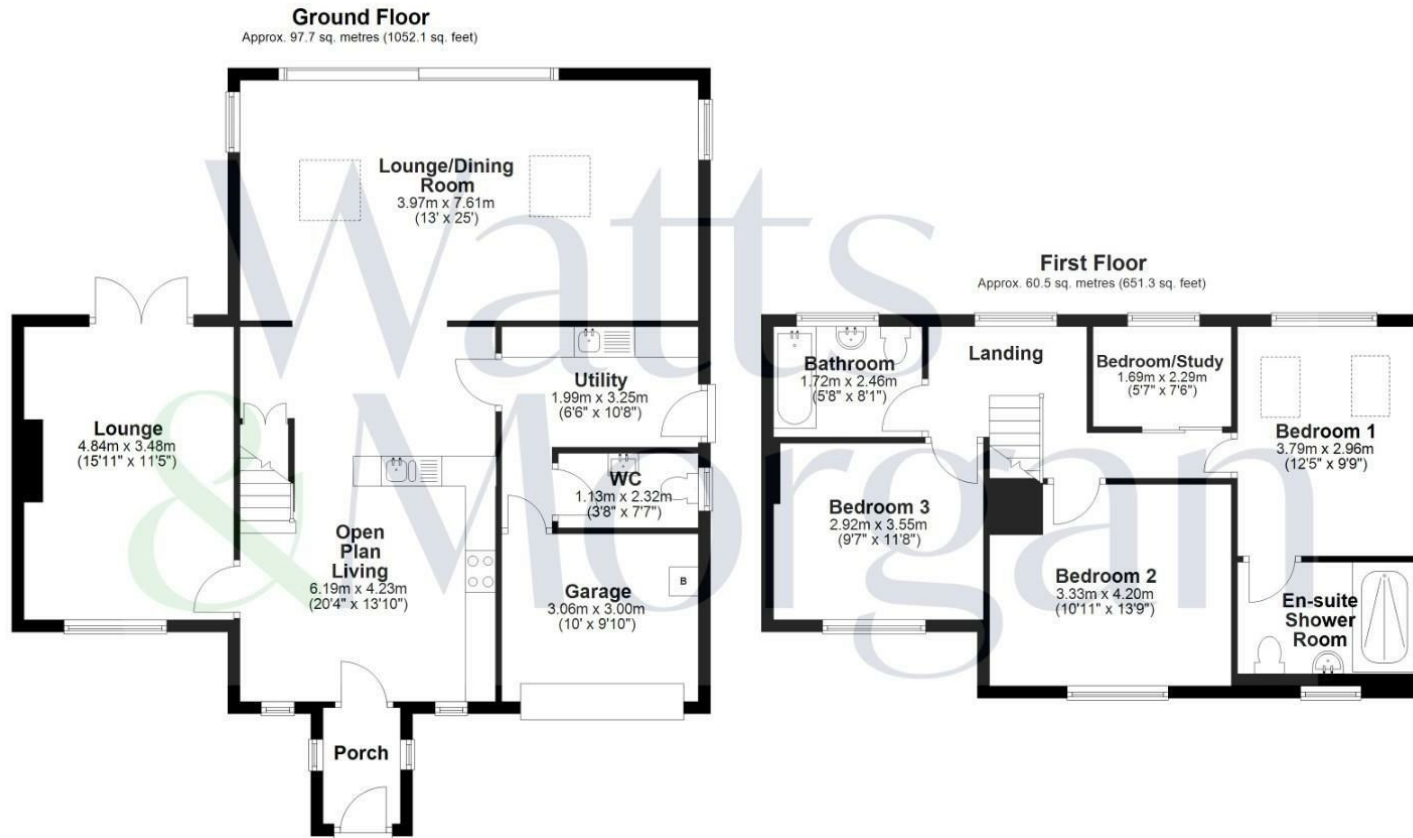
GARDENS AND GROUNDS

From Porth-Y-Green Close, a drop down curb leads onto the driveway for the property whilst the rest of the front garden is lawned with chipping areas, and provides space for at least two cars to park. A gated path continues to the side of the property leading from here into the rear garden.

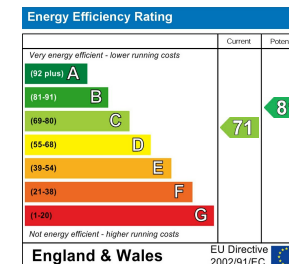
The rear garden offers a timber storage shed to remain and enjoys a fine southerly aspect which features a raised pattern-paved seating area leading, in turn, onto a larger area of lawn. This southerly aspect will catch the sun all day and is a peaceful position to enjoy the sunny outlook with beautiful countryside views.

ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas fired 'combi' central heating. Council tax band TBC.



Total area: approx. 158.3 sq. metres (1703.4 sq. feet)



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.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

London

T 020 7467 5330

E london@wattsandmorgan.co.uk

Follow us on



**Watts
& Morgan**