



The Quintain, Love Lane
Llanblethian, Vale of Glamorgan, CF71 7JQ

Watts
& Morgan



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Guide price: £765,000 Freehold

4 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A handsome 4 bedroom family home, to the edge of Cowbridge and Llanblethian within very easy reach of the Town Centre, its shops, services and schools. Lounge opening to rear garden, kitchen-breakfast room and separate study and dining room. Also cloakroom and utility room. To the first floor: largest bedroom with en suite shower room, three further good bedrooms and family bathroom. Driveway parking and garage. Sheltered, private south facing garden to the rear. No onward chain. EPC: E



Directions

Cowbridge Town Centre – <0.5 miles

Cardiff City Centre – 13 miles

M4 Motorway J35 Pencoed – 7 miles

Your local office: Cowbridge

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Summary of Accommodation

About the property

The Quintain is a great, modern family home in a superb location, enjoying far ranging views over Three Fields and western Cowbridge and, beyond, to Penllyn Castle. It is most conveniently located close to Cowbridge town, its shops, services and schools. An entrance porchway runs into a central hallway from which door lead to all the principal reception rooms; a staircase leads to the first floor. To the front of the property, a second reception room is currently equipped as a study and includes fitted desk and storage units with a bay window looking along the driveway and over western Cowbridge. A dining room also looks to the front elevation. To the rear of the property, a well proportioned family lounge has, as a focal feature, a working fireplace. Double doors open directly onto the south facing rear lawned garden. An adjacent kitchen-breakfast room enjoys the same aspect and is fitted with a good range of storage units with "Rangemaster 110" range cooker, fully integrated fridge, freezer and dishwasher all to remain and included within sale price. The tiled floor from the hallway extends into the kitchen and through an additional door into the adjacent utility room, again providing additional storage with space and plumbing for a washing machine. Off this is a ground floor cloakroom whilst the rear patio is also accessible directly from the kitchen. To the first floor are four bedrooms. Of these, three are good double rooms and all of them have wardrobe provision. The largest bedroom looks to the front of the property with views over the Three Fields onto the west of Cowbridge and towards Penllyn Castle. This also features a contemporary en suite shower room. Three other bedrooms have use of the modern family bathroom.



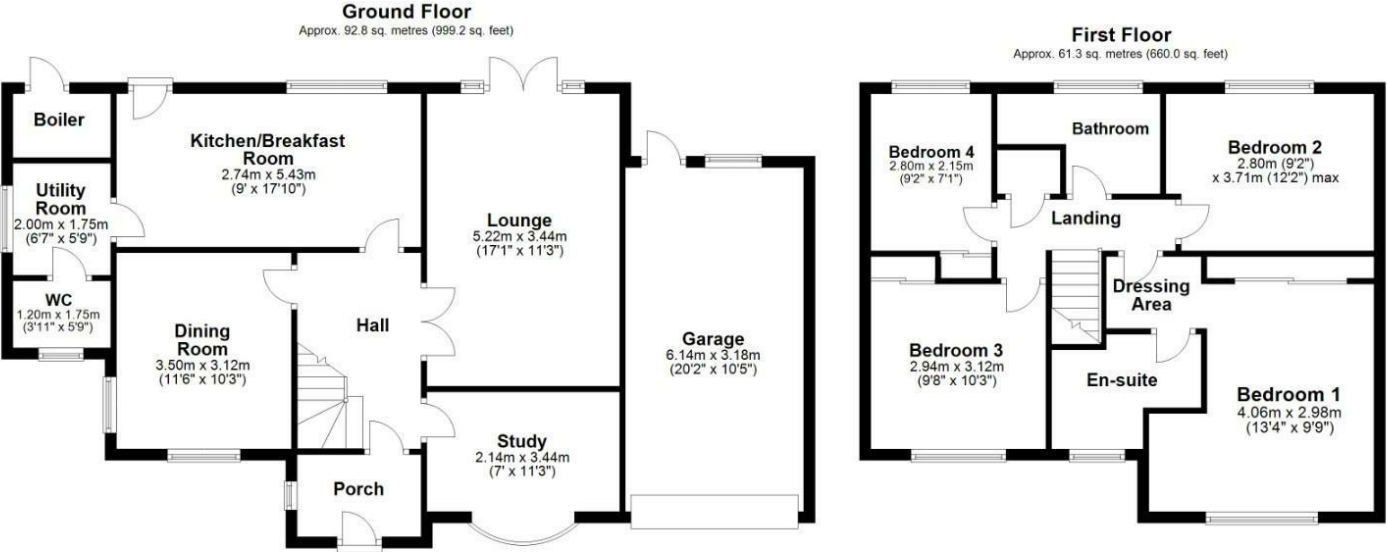
Additional information

Freehold. Mains electric, water and sewerage connect to the property. Oil-fired central heating. Council tax: Band G. Some photos included on this brochure were taken in 2015. Please ask for further details.

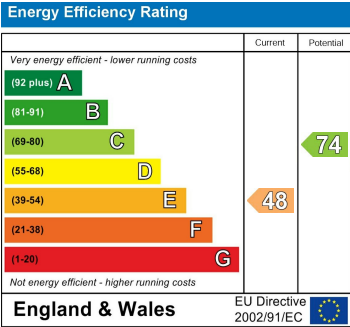
Garden & Grounds

The Quintain is set within a particularly pleasant plot in a location most convenient for Cowbridge town. From Love Lane, a long driveway runs past Porth y Green House to the parking and turning area fronting The Quintain. From here, an up and over door leads into the garage (approx. max 6.1m x 3.1m). There is eaves storage over the garage and a pedestrian door from here leading into the rear garden.

The enclosed rear garden itself is positioned to enjoy a good southerly aspect, there being a generous paved seating area overlooked by the kitchen and accessed from the lounge and kitchen also. This, in turn, opens into a larger area of lawn with a shingle chip bed adjoining the southern boundary wall.



Total area: approx. 154.1 sq. metres (1659.2 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.



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