

9 Church View, Llanblethian,
Cowbridge, Vale Of Glamorgan, CF71 7JJ

Watts & Morgan



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Guide Price £379,950 Freehold

3 Bedrooms | 1 Bathroom | 1 Reception Room

To the western edge of Llanblethian, a detached three bedroom bungalow with large corner plot.

Within close proximity to Cowbridge high street with its shops, services and amenities.

Very well-presented accommodation to include; entrance porch, lounge-dining room, modern kitchen, three bedrooms and family bathroom.

Driveway parking and single garage with electric door. Surrounding, sheltered lawned garden with large south-facing sun terrace.

No ongoing chain. EPC Rating: E.







Directions

Cowbridge Town Centre – 0.7 miles

Cardiff City Centre – 24.5 miles

M4 Motorway – 8.9 miles

Your local office: Cowbridge
T: 01446 773500
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Summary of Accommodation

SITUATION

Llanblethian has long been regarded as one of the Vale of Glamorgan's foremost residential areas offering as it does a very pretty village-style setting with a combination of individual old and new houses and narrow winding streets. The Market Town of Cowbridge is adjoining and offers an excellent range of individual shops, boutiques, restaurants, pubs and cafes and is home to a centrally positioned Waitrose store. Further services include a health centre, leisure centre, various sporting clubs, public library and Old Hall Community Centre. There are also local primary and secondary schools within the town itself.

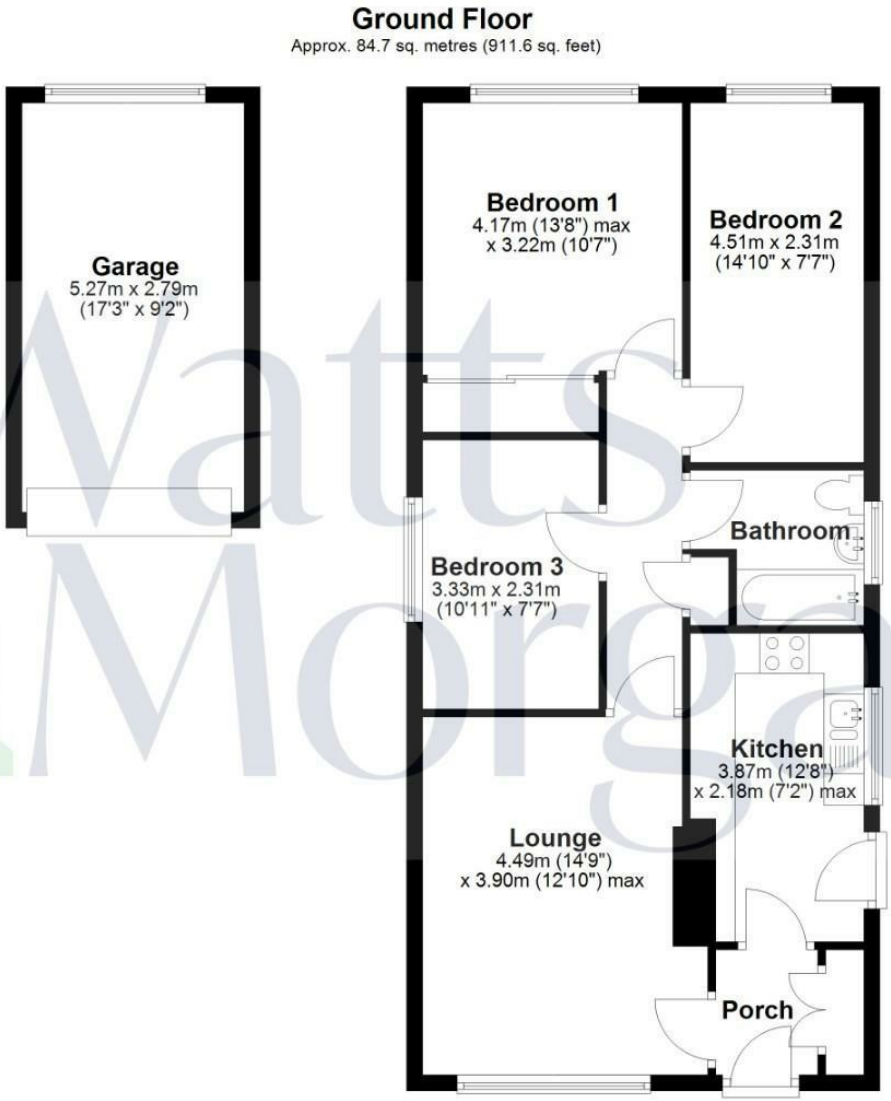
ABOUT THE PROPERTY

9 Church View is an immaculate, three bedroom bungalow in an elevated position, close to the Church, and enjoying very pleasant views over the edge of the village onto farmland beyond.

An entrance porch with useful cloaks cupboard leads to the lounge and to the kitchen.

The principal lounge-dining room is a sizeable space, comfortably fitting a suite and generous dining set, fitted with laminate wood flooring. A broad picture window looks over the front and there is an electric fire with marble hearth which provides a focal feature. The kitchen looks to the side elevation and across the garden with access out, and includes a good range of high-gloss units with butchers-block effect work surface and breakfast bar space. On offer and to remain is an integral induction hob, with double oven and separate grill. Space and plumbing for a washing machine and fridge/freezer (available by separate negotiation).

From the oak-laminate floored inner hallway, doors lead to the modern family bathroom and to three bedrooms. There is also a large airing cupboard and a loft hatch which provides access to a boarded attic space with pull-down ladder and houses the gas-combi boiler. The larger two double bedrooms look over the rear garden, with wardrobes to remain. All bedrooms share use of the family bathroom with 3-piece suite to include an electric power shower over bath.



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.

GARDENS AND GROUNDS

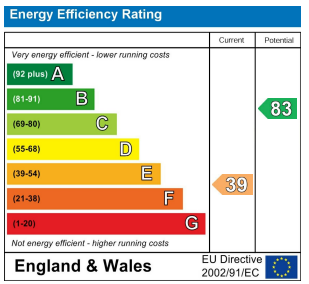
To the head of the cul-de-sac at Church View, a long concrete driveway runs down past a paved frontage with parking for two cars. This, in turn, leads to an electrically-operated shutter door into the garage offering full power supply (approx max measurements 5.3m x 2.8m). An adjacent gate leads into the rear garden.

To the rear of the property is a sheltered, enclosed garden including large paved seating area and a gently sloping lawned area. This south-facing large corner plot is a lovely space to relax and enjoy, with Church views and provides a good degree of privacy. There is a timber gate which also leads out to the front of the property.

ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas-fired combi central heating. Council tax band E. Positive Input Ventilation (PIV) system installed.





Scan to view property



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