



Bryn Celyn, Castle Hill
Cowbridge, Vale of Glamorgan, CF71 7JB

Watts
& Morgan



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Llanblethian, Cowbridge, Vale of Glamorgan,
CF71 7JB

Guide Price £899,950 Freehold

6 Bedrooms | 3 Bathrooms | 2 Reception Rooms

An impressive and versatile detached five/six-bedroom family home enjoying far-reaching views across Llanblethian and positioned within easy reach of Cowbridge town centre. The generously proportioned accommodation includes a spacious living room, superb garden room and outstanding open-plan kitchen/dining/family space with high-quality Sigma 3 cabinetry, Corian worktops and a comprehensive range of integrated appliances. Further benefits include a ground-floor sixth bedroom/playroom, family bathroom, utility room and cloakroom, with five further bedrooms and two additional bathrooms arranged over the first floor. Outside, the property enjoys a lengthy driveway, double garage, attractive front garden with decked seating area and a beautifully landscaped rear garden with multiple seating areas, lawn and raised borders. A superbly equipped and adaptable family home in a highly sought-after location, combining generous accommodation with attractive village views and excellent access to Cowbridge.

Directions

Cowbridge Town Centre – 0.1 miles

Cardiff City Centre – 16.8 miles

M4 Motorway – 9.1 miles

Your local office: Cowbridge

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Summary of Accommodation

About The Property

A beautifully presented and highly versatile detached family home, offering generous and adaptable accommodation arranged over two floors, together with far-reaching views across Llanblethian and convenient access to Cowbridge town centre and its excellent range of amenities.

A modern composite entrance door opens into a welcoming hallway, with staircase rising to the first floor, fitted wall lighting and access to the ground-floor accommodation. The living room is a spacious and stylish reception room, featuring contemporary timber-effect flooring, recessed lighting and a double-glazed window to the side. The room flows naturally through to an impressive garden room, which enjoys a pitched roof with Velux windows, recessed lighting and bi-folding doors opening onto the front deck and lawn.

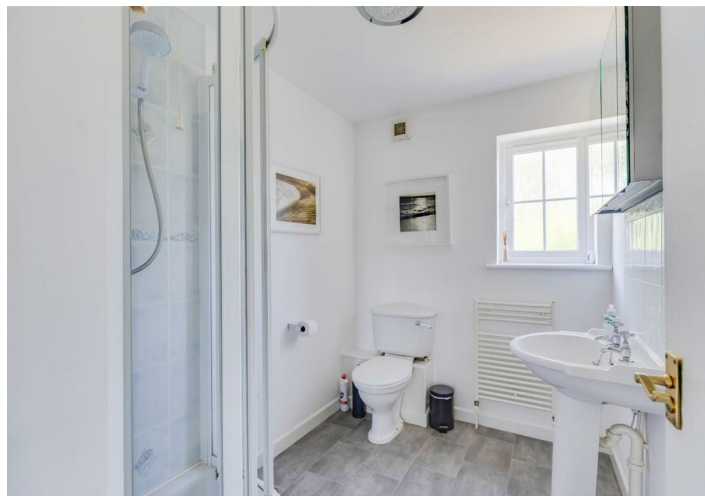
The heart of the home is undoubtedly the impressive open-plan kitchen, dining and family space. The contemporary kitchen is fitted with a high-quality Sigma 3 'Masterclass' range of wall and base units, complemented by Corian worktops and a one-and-a-half bowl sink with Quooker hot tap. A comprehensive range of integrated appliances includes an induction hob and extractor, two Neff ovens, microwave, coffee machine, dishwasher and wine chiller. A substantial L-shaped island incorporates a breakfast bar, while the adjoining dining area enjoys attractive views across Llanblethian. The space continues seamlessly into the family room, where timber-effect flooring, a freestanding Top stak wood burner and French doors opening onto the rear garden create a warm and inviting setting for everyday family life and entertaining.

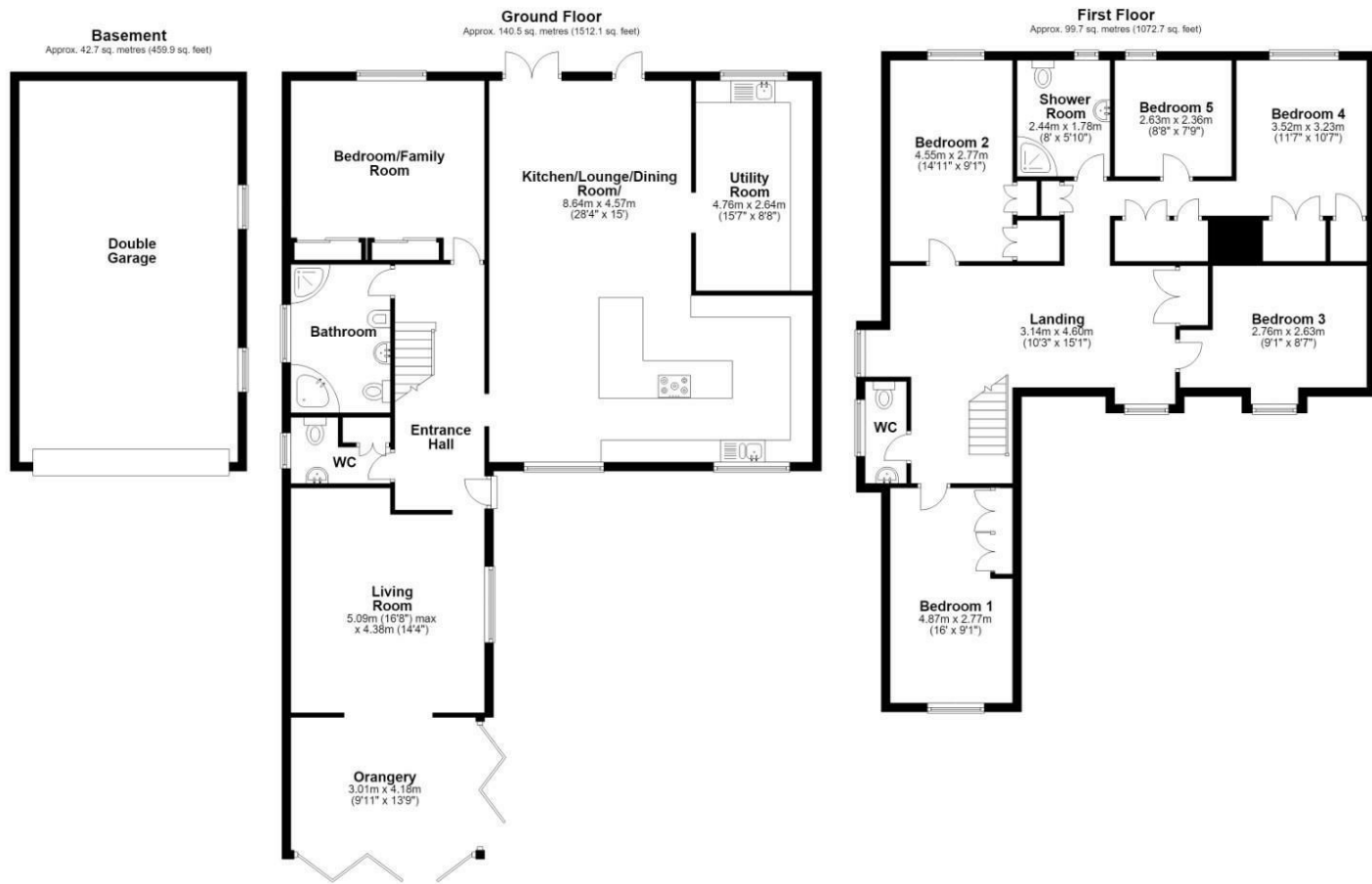
The utility room continues the high-quality finish, with matching cabinetry and worktops, sink and Samsung washer and dryer and American-style fridge/freezer.

Also positioned on the ground floor is a versatile sixth bedroom, currently ideal for use as a playroom or additional reception space, complete with fitted wardrobes. A well-appointed family bathroom serves this level and features a corner bath, quadrant shower, WC, wash hand basin and bidet, together with fully tiled walls, recessed lighting and a heated towel rail. A separate cloakroom completes the ground-floor accommodation.

To the first floor, a spacious L-shaped landing with windows to the front and side provides access to three double bedrooms. Bedrooms One and Two both benefit from built-in wardrobes, while Bedroom Three enjoys particularly attractive views across Llanblethian. A separate cloakroom serves these bedrooms.

A secondary landing area, with useful additional storage, leads to two further bedrooms, comprising one double and one single, both benefiting from built-in wardrobes. A modern shower room completes the first-floor accommodation and features a white suite, fully tiled shower enclosure and heated





Total area: approx. 282.9 sq. metres (3044.6 sq. feet)

Garden & Grounds

The property is approached via a lengthy driveway providing ample off-road parking and leading to a double garage, which benefits from power, lighting and access through to the rear garden.

Steps rise from the driveway to a paved terrace and the main entrance, with the front garden providing an attractive combination of lawn, mature planting and a decked seating area, together with a mature tree and far-reaching views across Llanblethian.

The rear garden has been thoughtfully landscaped to provide a wonderful combination of paved and decked seating areas, lawn and raised borders. Enclosed by timber fencing and established hedging, the garden offers a private and versatile outdoor space, ideal for both family use and entertaining.

Additional Information

Freehold. All Mains Connected. Council Tax Band tbc



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
England & Wales		EU Directive 2002/91/EC



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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