



10 Maes Lloi, Aberthin,
Cowbridge, Vale Of Glamorgan, CF71 7HA

Watts
& Morgan



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Guide Price £550,000 Freehold

2/3 Bedrooms | 1 Bathroom | 2 Reception Rooms
2 Garages | Generous Plot

A detached home presented in exceptional order and occupying a generous plot of approximately a quarter of an acre.

The well-proportioned accommodation includes; a welcoming lounge, quality fitted kitchen leading into the dining room, which seamlessly connects to the bright garden room. Also, a home office or potential third bedroom, together with a neat cloakroom and utility room.

To the first floor are two spacious double bedrooms with fitted wardrobes, and a contemporary 4-piece family bathroom.

Externally, the property benefits from ample driveway parking, two garages, one with an adjoining workshop, and a long, sheltered rear garden offering a wonderful degree of privacy with several seating areas, summer house and shed.

Cowbridge School Catchment. EPC Rating; TBC.



Directions

Cowbridge Town Centre – 1.2 miles

Cardiff City Centre – 18.8 miles

M4 Motorway – 5.6 miles

Your local office: Cowbridge

T: 01446 773500

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Summary of Accommodation

SITUATION

The Village of Aberthin includes a combination of stone-built Cottages and houses together with more modern properties and is surrounded by farmland and the adjoining Stalling Down Common which allows pleasant walks. The Village also includes two public houses and a Village Hall. The nearby Market Town of Cowbridge has a range of shops and services to suit all needs. There are well regarded local Primary and Secondary Schools in addition to a Waitrose, public library and health centre. Recreation facilities include a leisure centre and various sporting clubs, which offer tennis, squash, cricket, rugby, football and bowls. Cowbridge lies some 13 miles west of Cardiff which has the usual amenities of a Capital City including a main-line rail connection to London in around two hours. The Heritage Coast, with its cliff top walks and mixture of sandy and stony beaches, lies to the south and west.

ABOUT THE PROPERTY

Situated on the edge of this popular village, this beautifully maintained detached home occupies a generous plot of approximately a quarter of an acre. Immaculately presented throughout, the property offers versatile accommodation with a lovely balance of living and entertaining spaces, together with a sheltered, private west-facing garden, which backs onto farmland.

A welcoming entrance porch with cloaks cupboard opens into the principal lounge, which features a broad, tall window to the front. There is a central feature electric fireplace with stone surround as a focal point. From here, a versatile playroom/study or potential third bedroom leads through to the garden through double doors. An inner hallway provides access to the neat and useful utility room and cloakroom, with stairs rising to the first floor with understairs closet. At the heart of the home is the generous open-plan kitchen-dining room linking seamlessly into the delightful garden room. The kitchen is fitted with an excellent range of quality shaker-style units, quartz worktops and offers a range of appliances to remain to include; freestanding electric range oven, integrated microwave and dishwasher, with space for a freestanding America fridge/freezer. The particularly attractive garden room enjoys glazed windows to two elevations, additional natural light from two Velux skylights and two sets of doors open onto the garden. To the first floor are two very large double bedrooms, both with fitted wardrobes and storage, together with a contemporary 4-piece family bathroom featuring a roll-top bath and separate broad shower cubicle.

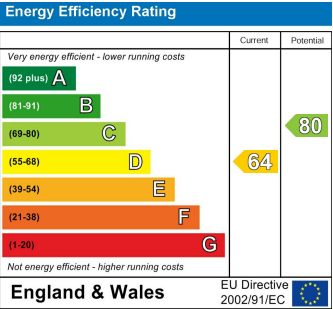
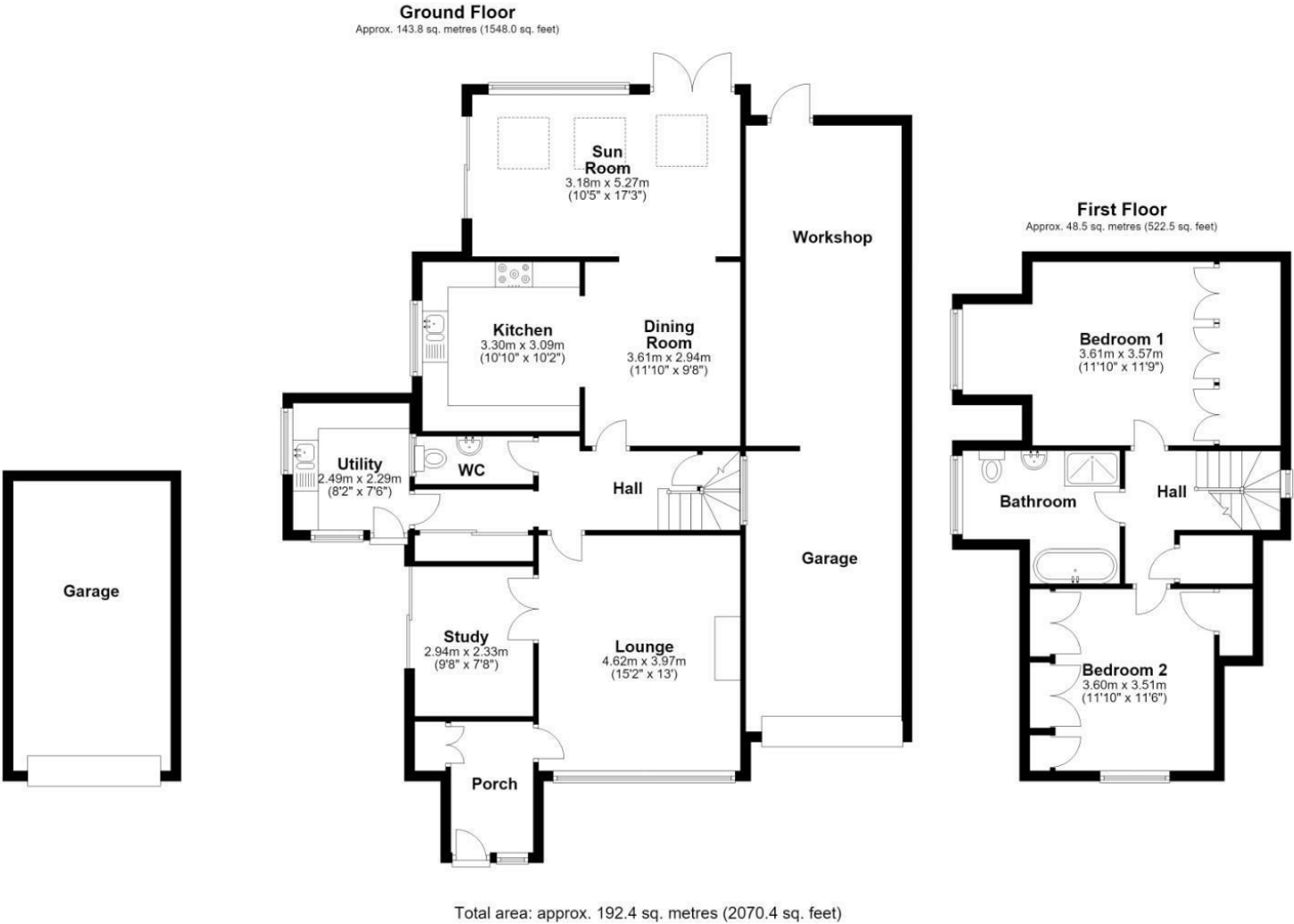


GARDENS AND GROUNDS

Tucked away in this small cul-de-sac in the heart of Aberthin, 10 Maes Lloi occupies a generous and established plot of approximately a quarter of an acre. Featuring an extremely long driveway, and two garages - one with an adjoining workshop beyond. The private west-facing garden provides a wonderfully sheltered and peaceful setting, with several patio areas to enjoy. The garden backs onto open countryside and offers a good degree of privacy. Furthermore, the garden presents a storage shed to remain along with a timber summer house.

ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas-fired central heating (fitted 2024). Council tax band TBC.



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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