



The Causeway, Llanblethian, CF71 7JE
Price £549,950

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BRINSONS & BIRT

Attractive detached house in this sought after village which has close proximity to Cowbridge. The property has four bedrooms, two bathrooms, three receptions, kitchen/breakfast room, and some delightful character features. Double garage and driveway to the front.

Most significantly however this property has a beautiful tiered garden, with designated fruit/veg patch, greenhouse, lawned areas, water feature, workshop, and a summer house next to the stream.



Accommodation

The accommodation, with approximate room sizes, comprises :-

Hall

Hardwood panelled external door with leaded panes. Staircase. Door to:-

Living Room 3.95m x 3.65m (13'0" x 12'0")

This room is semi-open plan to the Sitting Room and overall they extend approximately to 8.17m length. The front room has a bay window and a cast iron fireplace with decorative tiled slips and slate mantelpiece. Ceiling rose, coving and dado rail. Square opening to :-

Sitting Room 4.10m x 3.65m (13'5" x 12'0")

Originally the Dining Room, this features a dado rail, ceiling rose and coving. Doors lead off :-

Garden Room 5.80m x 2.0m (19'0" x 6'7")

Single glazed "picture windows" provide an elevated view over the delightful rear garden. External door to a south-facing sun terrace. Feature, cast iron fireplace.

Study Area 2.85m x 2.25m (9'4" x 7'5")

A versatile area which can be used as a study or breakfast area. Wood laminate floor. Internal window. Fitted cupboard. Opening to :-

Kitchen / Diner 5.15m x 2.15m min, 3.80m max (16'11" x 7'1" min, 12'6" max)

The kitchen is fitted with a range of wall and base cupboards with oak panelled doors. Roll-edge food preparation surfaces. Inset stainless steel sink. Rayburn (Gas-fired). Integral dishwasher and space for fridge. Tiled floor. Windows to two aspects.

Dining Room 4.95m into bay x 2.40m (16'3" into bay x 7'10")

A pair of glazed, panelled doors open from the kitchen. Dado rail. Bay window to front.

Utility Room 4.35m x 1.35m (14'3" x 4'5")

Plumbing for washing machine. Leaded and stained glass external door and matching window.

Cloakroom/WC

White WC and wash hand basin.

First Floor

Staircase from hall to landing area. Leaded "internal window" to Bedroom 1. Access hatch to loft room.

Bedroom One 4.0m x 3.9m (13'1" x 12'10")

Windows to front and side aspects with leaded and stained glass. Feature, cast iron fireplace. Dado rail. Ceiling rose and coving.

En-suite Shower

A Heritage suite in white comprising WC and pedestal wash hand basin. Shower enclosure with curved door and electric shower unit. Wood laminate floor. Window.

Bedroom Two 4.0m into bay x 3.25m (13'1" into bay x 10'8")

Double bedroom with bay to front.

Bedroom Three 3.9m x 3.3m (12'10" x 10'10")

Double bedroom overlooking the rear garden. Built-in airing cupboard.

Bedroom Four 2.4m x 2.3m (7'10" x 7'7")

Window to front. Wardrobe recess with curtain to front.

Bathroom/WC

A white comprising panelled bath, WC with concealed cistern, vanity style wash basin. Fitted cupboards with glazed and mirrored doors. Built-in Airing Cupboard.

Shower Room

Shower enclosure with curved door and electric shower unit. Wash hand basin. Window.

Loft Room 4.5m x 2.6m (14'9" x 8'6")

Access from landing via pull-down ladder. Sloping ceilings with limited headroom to part. Hatch to eaves area storage. Roof-light.

Outside

The well stocked, mature gardens provide an attractive setting. To the front, timber gates open to a paved driveway providing parking and access to the Double Garage. Beds planted with a selection of flowers and young trees. The side and rear gardens include several ornamental ponds, paved sun terraces, lawns, a cultivated garden and beds planted with a profusion of flowers, shrubs and trees (eg Acer trees, a Judas tree, wisteria, clematis, magnolia) providing a succession of colour through the seasons. A stream/rill flows through the lower garden and features bridges. Summer House.

Double Garage 5.10m x 4.65m (16'9" x 15'3")

Sliding wooden doors, block walls and a tiled roof. Light and power points.

Workshop/Store 4.4m x 3.8m (14'5" x 12'6")

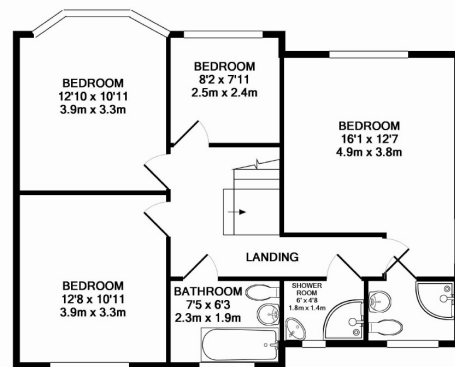
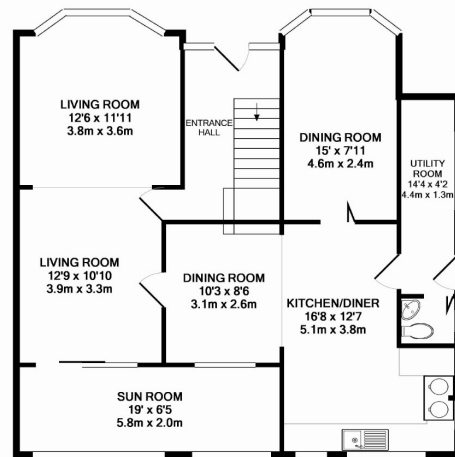
Divided into two rooms. Lighting. Power points to workshop. Windows.

Services

All mains services. Gas-fired Rayburn heats hot water and central heating radiators.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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