



Llanbethery, CF62 3AN
Asking price £334,995

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Pelydryn has been occupied by the present owners for some 33 years which is always a good recommendation. Traditionally built there is feeling of space with good size entrance hall, particularly large drawing room, dining room and conservatory. The kitchen is well fitted and there is a separate utility room. Three bedrooms, of which two are doubles and two bathrooms one of which is en-suite to the main bedroom. A fold-down ladder in the hall leads to a substantial attic space where central heating, light, power and window enjoying countryside views and there is an additional large storage area alongside. The property enjoys the benefit of full oil fired central heating and double glazing. Pleasant gardens to front and rear with plenty of driveway parking and detached garage.

Ground Floor

Entrance Porch

Open fronted. Terrazzo floor.

Inner Porch

Fine pair of timber double doors.

Reception Hall

Timber doorway with opaque glazed side screen. Dado rail. Coved ceiling. Access via a fold-down ladder to attic space. Shelved cupboard with double radiator and electric light.

Drawing Room 24' x 13'3" (7.32m x 4.04m)

A fine principal reception room enjoying a delightful outlook over the front garden via a large picture window. Parquet wood block floor. Cast iron fireplace with tiled surround with polished slate hearth and set in stone feature with polished hardwood mantle. Coved ceiling. Recess alongside fireplace with range of built in book shelves with cupboards under.

Dining Room 12' x 10' (3.66m x 3.05m)

Parquet wood block floor. Plate rack. Rear garden views via the conservatory.

Conservatory 9'6" x 8' (2.90m x 2.44m)

Double glazed on three sides with double doors leading out to the rear garden. Pitched roof. Tiled floor. Power point.

Kitchen 12' x 9'6" (3.66m x 2.90m)

Well fitted with a range of matching wall and base units finished in beech with granite effect work surfaces and tiled splashbacks. Features include stainless steel four ring electric hob with filter built into canopy over, double oven, dishwasher, space for fridge, single drainer sink unit, wine rack, range of wall cupboards including glass fronted cupboards. Boulter oil fired boiler with Honeywell time clock controls which heats the central heating system and domestic hot water supply. Tiled floor. Spotlighting to ceiling. Attractive outlook over the rear garden with half glazed storm doorway leading out to the rear terrace.

Utility Room 9' x 6'9" (2.74m x 2.06m)

Space and plumbing for washing machine. Space for tumble drier, fridge/freezer etc. Range of wall cupboards. Window to side overlooking the garden and small end window (not double glazed). Part glazed UPVC storm doorway leading out the rear terrace.

Master Suite Bedroom One 15'3" x 11' max (4.65m x 3.35m max)

Including L shape four door run of fitted wardrobes. Coved ceiling. Picture window overlooking the rear garden

Master Suite Bathroom One 10' x 6'3" (3.05m x 1.91m)

Well fitted with modern suite in white comprising low level WC, wash handbasin set in vanity unit with cupboard under and shower cubicle with double doors and Triton T80 shower. Walls partly tiled, Opaque glazed window.

Bedroom Two 12'3" x 10' (3.73m x 3.05m)

Views over the front garden. Coved ceiling. Measurements include four door L shape run of fitted wardrobes.

Bedroom Three 9'3" x 7' (2.82m x 2.13m)

Coved ceiling. Window overlooking front garden.

Attic

A substantial area accessed via a fold-down ladder in hall. Sub-divided into two areas.

Area One 20' x 12'9" (6.10m x 3.89m)

Pitched walls and a central height of 6'3". This area is fully fitted out with boarded ceiling and walls and floor. Double glazed Velux Window enjoying countryside views, Electric light and power. Central heating. Spotlighting to ceiling. Access to additional under eave storage space.

Area Two

17'6" long and features a central ceiling height of 6'3". Roof pitched to either side goes down to virtually floor level. This area is not fitted out although it does have boarding to the central part and electric light. It provides a considerable amount of storage space.

Outside

Useful pull -in parking area laid out tarmac. Stone wall to front with five bar gate to driveway parking and leading to the attached garage (18' x 9') up and over doorway, electric light and power. Water. Lawned front garden with borders. Gated side access. The rear garden features a large paved terrace (28' x 9') in the main part with access from the kitchen, utility room and conservatory.

Two further paved terraces flank the central lawn area. Oil tank. Timber storage shed.

Services

Mains water and electricity. No gas. Central heating by oil. Drainage to cess pit. Double glazing is virtually all UPVC with some aluminium and the small window in the utility room is single glazed.

Directions

From our offices at 67 High Street, turn left and go up the High Street to the traffic lights and straight across onto the A48 road towards Cardiff. As you come into the village of Bonvilston turn first right before the Aubrey Arms. At the T junction turn right onto the road to Llancarfan. Take the fourth turning right signposted Llanbethery and then first right which is a no through road which takes you into the village. Pelydryn is the second property on your right hand side.



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