



1 Church View, Cowbridge, CF71 7JJ

£350,000

BRINSONS & BIRT

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An excellent opportunity to purchase this spacious, detached, dormer bungalow situated in the ever popular village of Llanblethian offering excellent views to both front and side aspects across countryside. The property is within a couple minutes drive to Cowbridge and all its local amenities including shops, restaurants and public transport links. Whilst the property is in excellent catchments for both Primary and Secondary, Welsh and English education.

The accommodation, offering exceptional potential throughout, briefly comprises; entrance lobby leading through into good size living room of which opens to a inset study, kitchen, dining room, bedroom three and wet room to the ground floor. There are a further two double bedrooms as well as an airing cupboard to the first floor

Accommodation

Ground Floor

Entrance Hall

Entered via UPVC front door with inset double glazed vision panel with lead lined floral etching.

Entrance Lobby

Papered walls and ceilings. Fitted carpet. Radiator. Large amount of space for shoes and cloaks. Communicating doors to all ground floor rooms.

Living Room 16'24" x 11'89" (5.49m x 5.61m)

Two UPVC double glazed windows to front and side elevation offering countryside views. Textured finished walls with coved ceilings and wooden parquet flooring. Feature fireplace set on a marble type hearth with a wooden painted surround, perfect for coal effect gas fire. Two radiators. Opening out into;

Study 8'91" x 7'89" (4.75m x 4.39m)

UPVC double glazed window to front with textured finish walls. Coved and skimmed ceiling. Parquet flooring to match living room. Radiator. Serving hatch through into kitchen. Worcester combination gas central heating boiler housed to wall.

Kitchen 9'48" x 10'34" (3.96m x 3.91m)

UPVC door to side giving access to rear adjacent to UPVC double glazed window to side. Fully fitted kitchen comprising wood effect wall and base units with eye line storage shelves. Eye line electric fan oven with electric four ring hob and overhead extractor set into a fitted worktop set into a chrome sink and drainer with matching mixer tap. Textured finished walls with tiled splashbacks. Wood panelled ceiling. Vinyl flooring. Space for a range of utilities.

Dining Room/Bedroom Four 11'8" x 11'38" (3.56m x 4.32m)

UPVC double glazed window to rear. Textured walls. Coved and skimmed ceiling. Fitted carpet. Radiator.

Bedroom Three 11'4" x 11'8" (3.45m x 3.56m)

UPVC double glazed window. Coved ceiling. Textured walls. Fitted carpet. Radiator.

Shower Room

Fully functioning wet room currently comprising electric shower with shower head attachment, low level WC, wash hand basin with chrome taps. UPVC double glazed translucent window leaf etching. Fully tiled walls. Coved and skimmed ceiling. Vinyl effect flooring. Radiator.

First Floor

Landing

Accessed via staircase leading up from entrance lobby. Wooden hand rail and wrought iron spindles. Skimmed and papered walls. Skimmed ceiling. Fitted carpet. Storage cupboard into eaves acting as the perfect airing cupboard.

Bedroom One 19'8" x 10'56" (5.99m x 4.47m)

UPVC double glazed tilt and turn window offering excellent countryside views. Papered walls. Skimmed ceiling. Fitted carpet. Radiator. Inset fitted storage with further storage into eaves. Access to loft via hatch. Wooden sliding door leads into;

En Suite Shower Room

Currently comprising inset Quadrant shower cubicle with electric Triton shower and shower head attachment, pedestal wash hand basin and low level WC. Skimmed walls and ceiling including tiled splash back. Wooden flooring. Extractor fan.

Bedroom Two 13'33" x 11'61" (4.80m x 4.90m)

UPVC double glazed window to rear. Textured finished walls. Coved ceiling. Fitted carpet. Radiator. Storage into both eaves.

Outside

Detached Garage 18'56" x 9'10" (6.91m x 3.00m)

Block built garage currently in use as storage shed with wooden built feather edged door. Double glazed window to side. Power and lighting.

Front

Front garden is set back from the pavement with driveway leading up to garage. As well as tiered borders of mature shrubbery laid into pebble dash. Steps lead up from pavement in patio to access both sides of property with half inset storm porch leading to front door.

Rear

Rear garden can be accessed from both sides of the property via wooden gate. Flat secluded private and landscaped with ease of maintenance in mind. Low borders of mature shrubbery set around large parcels of pebble dash with patio path offering access. Enclosed via block built wall and feather edge fence whilst still offering stunning rural views across neighbouring farmland.

Services

Property is facilitated by mains gas, electric and sewage measured by water meter to front.

Directions

Coming from Cowbridge, travel up the hill at Llantwit Major Road until you reach the pub, The Cross Inn, and crossroads, take a left here and travel straight on all the way down Church Road. The property will be the first dormer bungalow you come to on the left hand side of Church Road and is



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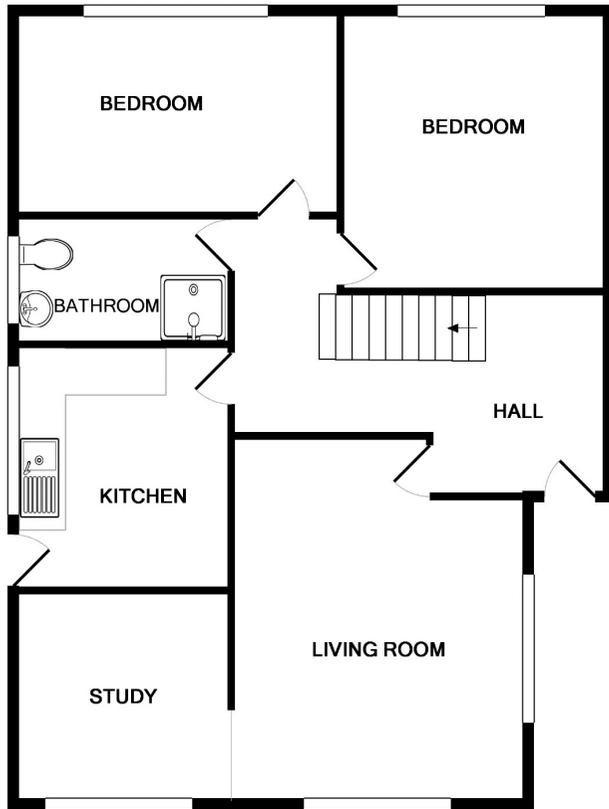
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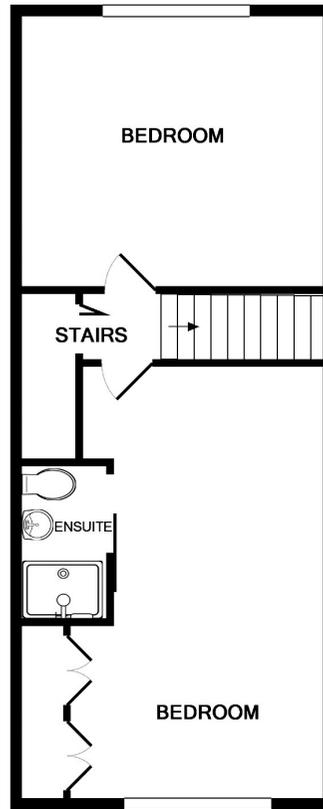
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GROUND FLOOR



1ST FLOOR

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		38	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		30	
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	