



5 Church View, Llanblethian, CF71 7JJ

**£279,950**

BRINSONS & BIRT



## 5 Church View, Llanblethian, CF71 7JJ

Well appointed two bedroom detached bungalow in quiet cul-de-sac location backing onto fields with lovely rural views to the front. Mains gas fired central heating. Double glazed. Garage and parking. Church View is a small cul-de-sac off Church Road and the property enjoys an elevated position with wide ranging views to the front and backing onto fields at the rear. Local village facilities within walking distance include parish church, village hall, the Cross Inn.

Llanblethian adjoins the market town of Cowbridge which has an excellent range of local facilities including schooling of excellent reputation for all ages, a wide range of shops both national and local, library, health centre, sporting and recreational facilities including leisure centre, cricket club, tennis club, squash club, bowls club

### Accommodation

#### Ground Floor

##### Entrance Hall

UPVC double glazed storm doorway with glazed side screen. Parquet wood block floor.

##### Living Room 15'9" x 10'6" (4.80m x 3.20m)

Big bow window with deep sill enjoying those lovely wide ranging countryside views to the front. Coved ceiling. Parquet floor. Stone style fireplace with flagstone hearth at present only useable for an electric.

##### Dining Room 11'6" x 7' (3.51m x 2.13m)

Open plan with the living room creating one very large living space if required. Coved ceiling. Large picture window to side.

##### Kitchen 13' x 7'6" (3.96m x 2.29m)

Well fitted with a range of matching wall and base units finished in beach style with light oak style work surfaces with travertine tiles between wall and base units. Features include stainless steel 1.5 bowl single drainer sink unit, space and plumbing for washing machine, built in glass fronted oven, Logic stainless steel gas hob with filter set into stainless steel canopy over, space for fridge, racked storage unit either side of the oven. Space for breakfast table and chairs. Baxi wall mounted mains gas fired boiler which heats the central heating system and domestic hot water supply. Tiled floor. Window to side. UPVC storm doorway leading to driveway.

##### Rear Hall

A good size cloaks cupboard. Coved ceiling. Fold down ladder to part boarded roof storage space with electric light.

##### Bedroom One 14'9" x 7'6" (4.50m x 2.29m)

Picture window to rear overlooking the rear garden with fields beyond. Coved ceiling. Five door run of floor to ceiling fitted wardrobes with central recess for bed with bedside cabinets and top cupboards.

##### Bedroom Two 10'6" x 11' (3.20m x 3.35m)

Enjoying the same delightful garden and countryside views as bedroom one. Coved ceiling. Four door run of floor to ceiling fitted wardrobes.

##### Bathroom

Well fitted with modern suite in white comprising low level WC, pedestal wash hand basin and lilo curved shower cubicle fitted with Mira shower. Tiled floor. Walls fully tiled. Opaque glazed window.

##### Outside

Front garden laid to Cotswold gravel. Driveway laid to stone sets with parking for several cars and leading to the garage (18' x 9') up and over doorway. Window at rear. Electric light and power. Potting shed/store shed attached behind. Main garden to the rear with Italian screen wall to open fields behind. Terrace laid to a combination of paving and Cotswold gravel. Plenty of space to sit out with table and chairs and enjoy the delightful location.

##### Services

Mains gas, water, electricity, and drainage. Central heating by mains gas. UPVC double glazed.

##### Directions

From our offices at 67 High Street, Cowbridge, turn right into Westgate and at the end turn left onto the Llantwit Major road. At the Cross Inn, turn left onto Church Road and Church View is the first turning on your left hand side. Number 5 is on your left with a Brinsons & Birt board outside.



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## Ground Floor

Approx. 63.4 sq. metres (681.9 sq. feet)



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