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Eden Cottage

Church Road

Llanblethian, Cowbridge,

The Vale Of Glamorgan,

CF71 7JF

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Eden Cottage

Guide Price £725,000

Traditional detached three bedroom bungalow in a large garden plot with outstanding views. In need of general renovation and with planning permission to convert into a large luxury dwelling (2019/01232/FUL).

Detached bungalow set in large plot of approximately 0.25 acres

Hallway, living room, dining room, kitchen, rear hallway, utility and cloakroom

3 bedrooms, internal hallway and shower room

Parking for several cars, single garage store room and hobby room/ workshop

Large rear garden with beautiful rural views beyond

Early viewing highly recommended





Traditional detached three bedroom bungalow in a large garden plot with outstanding views. In need of general renovation alternatively with planning permission to rebuild as a large luxury dwelling (2019/01232/FUL).

Composite entrance door with glazed centre panel to entrance porch with window to side elevation. Original glazed internal door to HALLWAY (8'10" x 3'6"), panelled internal door to LIVING ROOM (17'6" x 15'6"), a lovely light room with double glazed patio doors enjoying a quite exceptional panoramic view to rear, secondary glazed window to side, working fireplace with natural stone surround and timber mantle. Door to DINING ROOM (9'3" x 13'2"), timber effect floor, window to rear, gas fire with tiled surround, open plan to KITCHEN (11'6" x 9'6"), range of modern white base and wall cupboards with timber

effect roll top work surface and breakfast bar, stainless steel sink and drainer, built in oven and hob with space and plumbing for dishwasher and window to rear. Door to REAR HALL, ceramic tile floor and part glazed stable door to garden. UTILITY ROOM (6'7" x 7'1"), white base cupboard with roll top worksurface and stainless steel sink and drainer, space and plumbing for washing machine, window to rear, connecting doors to garage and CLOAKROOM modern white low level WC.

Access from front hallway to BEDROOM 1 (12' x 12'8"), secondary glazed window to front elevation, built in floor to ceiling wardrobes. BEDROOM 2 (12'5" x 9'5"), built in louver door wardrobes and secondary glazed window to front driveway. Access from dining room to INTERNAL HALLWAY with doors to BEDROOM 3 (12'6" x 9'4"), secondary glazed window to front

elevation, built in wardrobes and pink wash hand basin inset in a melamine worksurface tiled splashback and vanity cupboard below. SHOWER ROOM (10'10" x 8'3"), white low level WC and wash hand basin with vanity drawers and cupboards, large separate tiled shower cubicle with glazed entry door and mains shower attachment, chrome heated towel rail and wall mounted 'Glow Worm' central heating boiler.

Wrought iron double gates lead to a large concrete parking area to front with room for several cars, raised flower beds, outside lighting and access to single GARAGE (15'3" x 9'10"). To the rear of the property is large, gently sloping garden laid principally to lawn with mature trees and shrubbery beyond which has an idyllic, far ranging, southerly view over rolling countryside, raised terrace off the living room with access to lower ground floor HOBBY ROOM/ WOKRSHOP (14'9" x 10'8"), Upvc double glazed window to garden and door to rear STORE ROOM (15'10" x 12'8" max).



Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.





Directions

From our Cowbridge Office travel in a Westerly direction up the High Street. At the top of Westgate turn left onto Llantwit Major Road. Follow this road out of Cowbridge turning left at The Cross Inn which runs down into Llanblethian. Eden Cottage is on your right hand side shortly before reaching the church which is on your left.

Tenure

Freehold

Services

Mains water, drainage, gas and electricity
 Council Tax Band D
 EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

