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Fairfield
Llanbetherby
The Vale Of Glamorgan
CF62 3AN

Fairfield

Offers Over £499,999

A pretty, late Victorian, stone built, semi-detached 3 bedrooomed country cottage in a peaceful Vale village enjoying rural views from the rear garden. Offering country living within convenient access to Cardiff and Cowbridge alike.

Characterful Countryside cottage, renovated in recent years

UPVC sash windows fitted throughout

Hall, Front dining room, rear living room and kitchen

Three bedrooms, family bathroom

Located centrally within the well-regarded Vale village of Llanbetherwy

Gated driveway and front garden extending to a sizeable detached double garage

Landscaped southerly rear garden directly adjoining and enjoying countryside views





Cottage style front door opens to the ENTRANCE HALL with Indian slate tiled floor, window to the side elevation, stairs rising to the first floor with useful cupboard under and access to the following.

The front DINING ROOM features an original wrought iron fireplace, complemented by Indian slate tiled flooring and UPVC sash windows to the front.

The rear SITTING ROOM offers UPVC French doors opening out to the rear garden with an open fireplace, built-in cupboard and shelving to the side with fitted carpet.

The dual aspect bespoke fitted KITCHEN enjoys natural light from side and rear elevation with a continuation of the Indian slate floor tiles, solid oak countertops and wall and base mounted units. Appliances include a two-

bowl stainless steel sink with mixer tap, induction hob, oven and grill.

Off a boarded landing with a window to the side is access to the attic and further bedroom and bathroom accommodation.

The BATHROOM lies to the rear of the property with a four-piece suite comprising and tiled shower enclosure, roll-top bath, pedestal basin, low-level WC. In addition, a useful storage cupboard and the original stripped floorboards as warmth and character to the space.

BEDROOM ONE is a sizeable double that enjoys scenic rural views to the rear with a built-in wardrobe and fitted carpet.

BEDROOM TWO features a wrought iron fireplace, original stripped floorboards with a window to the front elevation.

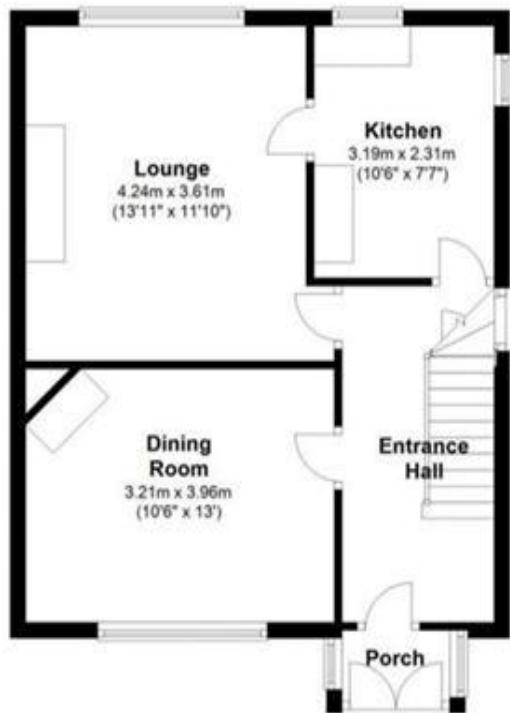
BEDROOM THREE is frontward facing with original floorboards and pendant light to ceiling.

The front garden is enclosed by a stone wall and laid to lawn, with a gated driveway that can accommodate up to 3 vehicles and electric car charging point.

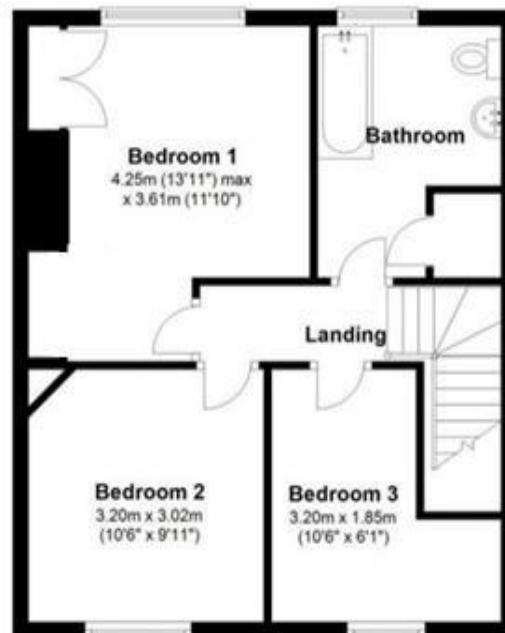
To the rear there is an enclosed grass lawn adjoining open countryside beyond with additional paved seating area, kitchen garden with vegetable beds and wood store. A brick lean to outbuilding with timber door opens to a plumbed utility store.

Fairfield benefits from a DOUBLE GARAGE (20' x 16') with an electric roller door, power and lighting.

Ground Floor



First Floor





Directions

Leave Cowbridge and travel East along the A48. Turn right immediately before the Aubrey Arms public house. At the junction turn Right. Continue along this country road for approximately 2 miles. Turn right signposted Llanbether. Take the next right and follow this road into the village. 'Fairfield' will be located halfway through the village on the left-hand side

what3words: developer.paused.overlaps

Tenure

Freehold

Services

Mains water and electric Cesspit Oil central heating EV charging point
Council Tax Band F
EPC Rating E

Viewing strictly by appointment through Herbert R Thomas

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 RICS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	45 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.

