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Frondeg Love Lane
Llanblethian, The Vale Of
Glamorgan, CF71 7JQ

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Guide Price £650,000

Deceptively spacious three bedroom detached home set within a generous corner plot with wrap around gardens. Situated in a sought after location within Llanblethian and close walking distance to Cowbridge town centre. With the added benefit of approved planning permission to turn this home into a contemporary and substantial 4 bedroom dwelling.

Detached 3 double bedroom home, highly flexible with bedrooms to ground and first floor

Entrance hall, cloakroom, living room open plan to study/music room, rear dining room and fitted kitchen

Ground floor double bedroom, adjacent dressing room and shower room

2 first floor double bedrooms and shower room

Private lawned gardens to front and rear, double gates to parking area

Full Planning Permission (2022/00220/FUL) to remodel to form a substantial 4 bedroom family house

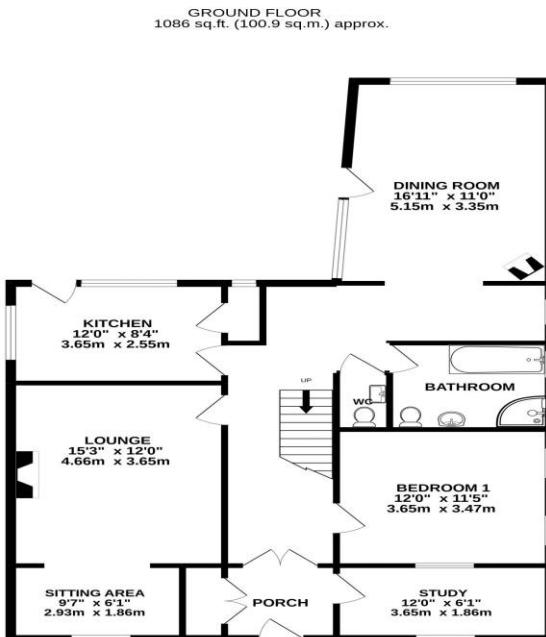
Benefits from 2 working log burners





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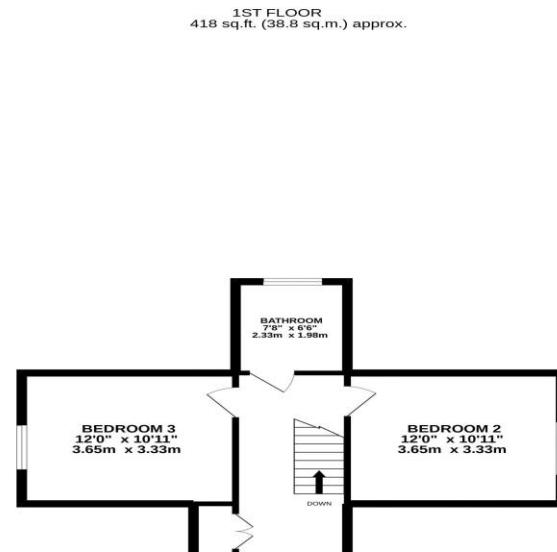
UPVC double glazed entrance door and side panels to large L shaped HALLWAY (26'3" overall x 6'6" plus 16'6" x 7'6") stone effect ceramic tiled floor, deep double cupboard, traditional spindle staircase to first floor with understairs cupboard. CLOAKROOM (4'3" x 2'6") modern white low level WC and wash hand basin with vanity cupboard and tiled splashback. Adjacent BATHROOM (9'1" x 7'3") modern white suite including panelled bath, quadrant shaped shower cubicle with glazed entry door, low level WC and wash hand basin with vanity cupboard, fully tiled to floor and walls, recess lighting, chrome heated towel rail and frosted double glazed window. Doors to LIVING ROOM (15'6" x 12') original herringbone patterned wood block



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 55022

floor, coved ceiling, modern recessed fully compliant wood burning fire with carved marble hearth and surround, double glazed window to front elevation, open plan access to STUDY/MUSIC ROOM (9'9" x 6') double glazed windows to front and side elevations. DINING ROOM (16'10" x 10'10" max) parquet block floor, coved ceiling with pendant light, double glazed windows to side and rear elevations with door to rear garden. KITCHEN (11'10" x 8'3") range of white cottage style base and wall cupboards with timber effect roll top work surface and inset one and a half bowl sink, drainer and mixer tap, spaces for fridge and freezer, 'Belling' cooking range and extractor to remain, shelved pantry, double glazed window and door to garden, wall mounted 'Glowworm' mains gas central heating boiler.

Further door from hallway to ground floor BEDROOM 1 (11'5" x 12') original herringbone patterned block floor, coved ceiling and double glazed windows to side elevation, opening to DRESSING ROOM (12' x 6'3") wide double glazed window to private front garden.



Staircase from hallway to first floor LANDING (16'1" x 6'7") fitted carpet, loft hatch and double glazed window to front elevation, built in shelved cupboard and doors off to BEDROOM 2 (12' x 10'10") fitted carpet, double glazed window to side elevation, access to eaves storage cupboard with hot water tank, part pitched ceiling. DOUBLE BEDROOM 3 (12' x 11') low doors to eaves cupboard, pitched ceiling and double glazed window to side elevation. SHOWER ROOM (7'8" x 6'6") white suite including large quadrant shaped shower cubicle, white low level WC, wash hand basin with fitted cupboards, fully tiled to floor and walls, chrome heated towel rail and frosted double glazed window.

Brick pillared timber pedestrian gate and pathway access to front door with shaped front lawns and pretty mixed flower and shrub beds. Outside lighting and timber shed presents side path to the rear garden, double gated access to a hardstanding area with outside light, power and water. Rear lawn enclosed by fenced and walled boundaries.

Full Planning Permission granted (2022/00220/FUL) to redevelop and remodel the property to from a spacious contemporary 4 bedroom family house. This would provide accommodation including a large L-shaped entrance hallway, lounge open plan to music room (as is) separate study/playroom, utility room and shower room with a large extended open plan kitchen/dining room to rear. To the first floor there would be 4 good sized bedrooms, family bathroom and en-suite shower room.





Directions

From our Cowbridge offices turn off The High Street alongside The Duke of Wellington Public House, under the stone arch and along Townmill Road, bearing left up Constitution Hill. At the top of Constitution Hill turn left onto Love Lane, Frondeg lies on your left hand side immediately after the left turning into 'Cae Rex'

Tenure

Freehold

Services

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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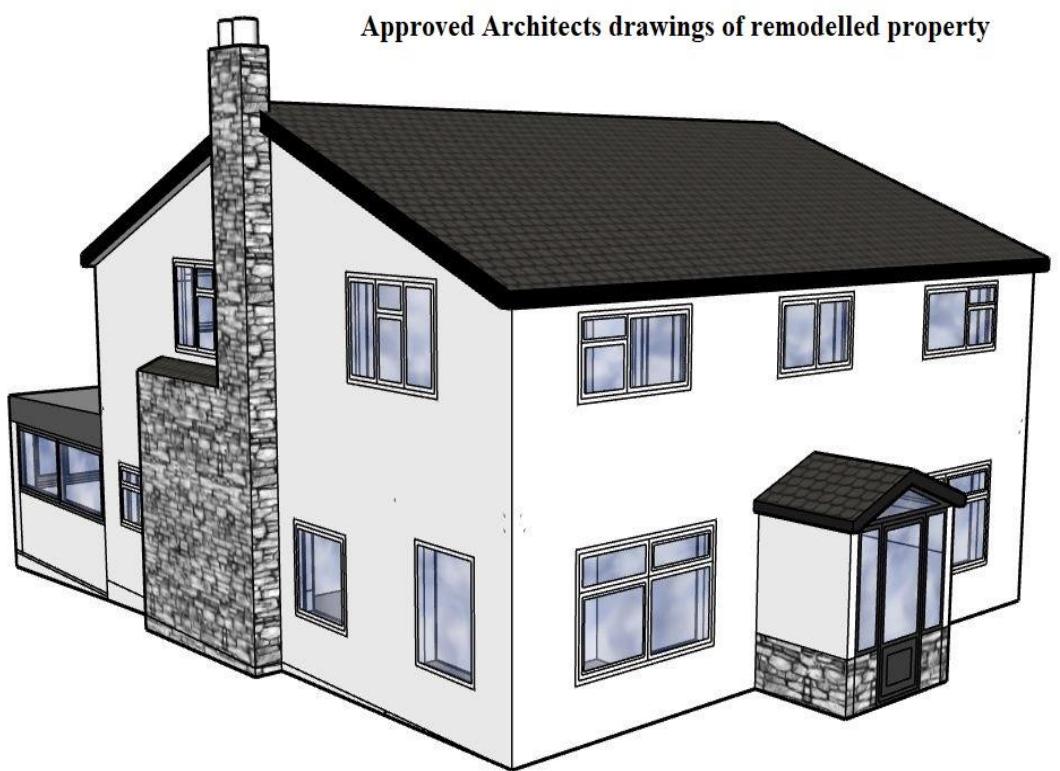
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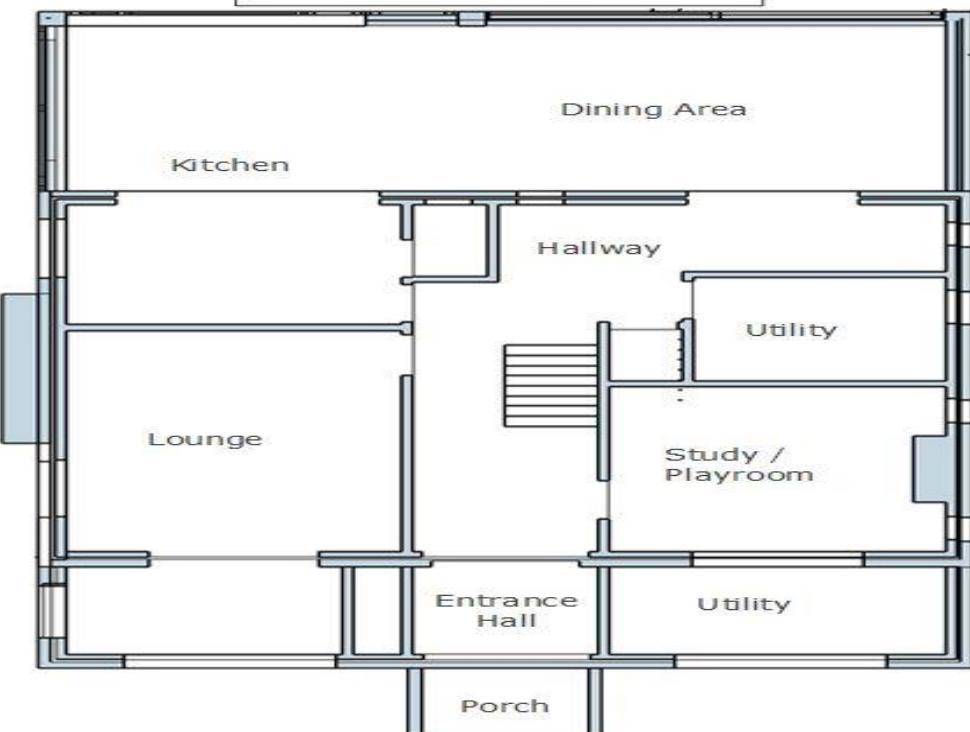


These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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

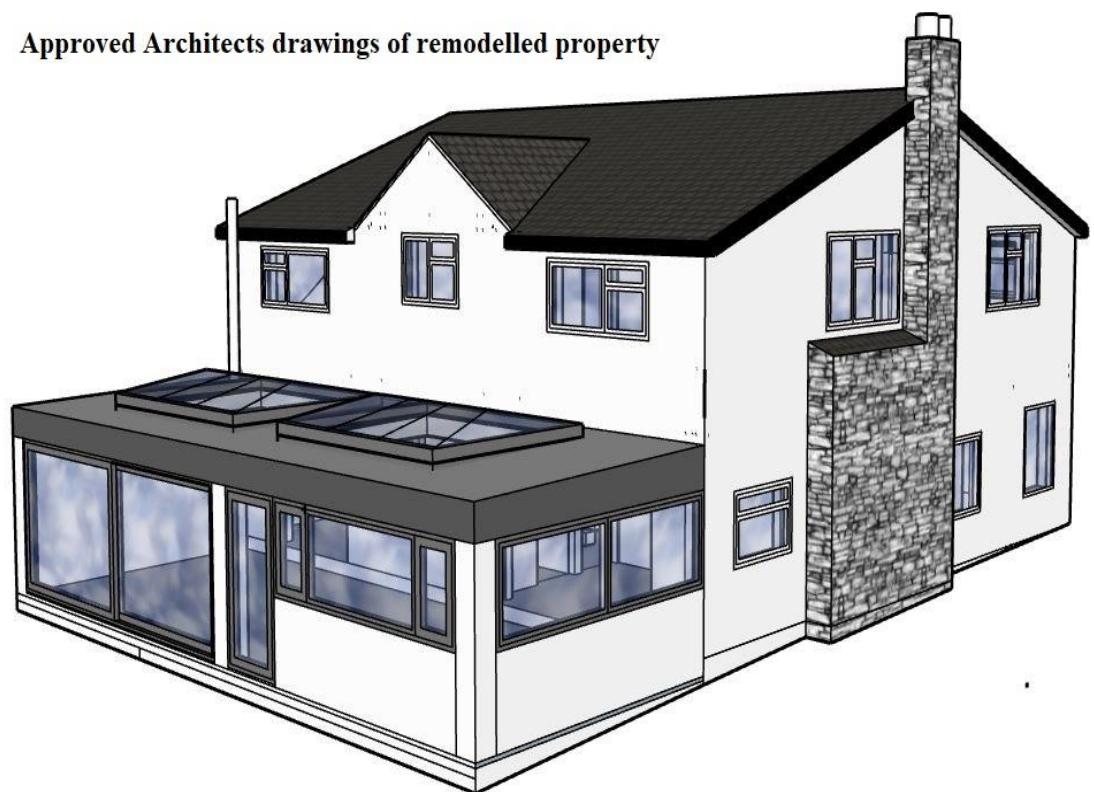
Approved Architects drawings of remodelled property



PROPOSED Ground Floor Plan



Approved Architects drawings of remodelled property



PROPOSED First Floor Plan

