Primrose View, St. Quentins Close, Llanblethian,
Cowbridge, CF71 7EZ

Watts & Morgan

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Llanblethian, Cowbridge CF71 7EZ

Guide Price £799,950 Freehold

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms
Wrap-Around Plot l Integral Garage

An immaculately presented, detached family home, enviably positioned in the sought-after village of Llanblethian. Just a short walk from the amenities of Cowbridge town centre and reputable schools.

The light and spacious accommodation over 2,400 sq ft comprises; a welcoming porch, impressive reception hall, generous lounge, and open-plan kitchen-dining-family room. Also, utility room and ground floor shower room. To the first floor, a principal bedroom with en suite shower room, three further double bedrooms and a contemporary 4-piece family bathroom.

Externally, the property benefits from an integral garage, private off-road parking and attractive enclosed gardens surrounding the home.

EPC Rating: C.

Directions

Cowbridge Town Centre – 0.5 miles

Cardiff City Centre – 16.2 miles

M4 Motorway – 11.4 miles

Your local office: Cowbridge

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Summary of Accommodation

SITUATION

Llanblethian has long been regarded as one of the Vale of Glamorgan's foremost residential areas offering as it does a very pretty Village-style setting with a combination of individual old and new houses and narrow winding Streets. The Market Town of Cowbridge is within walking distance and offers an excellent range of local facilities including a wide variety of shops – both national and local, library, health centre, quality restaurants and public houses, leisure facilities and well regarded schools at all levels.

ABOUT THE PROPERTY

Primrose View is an immaculately presented detached family home, ideally positioned within easy reach of Cowbridge town centre. Offering spacious and versatile accommodation throughout, the property has been exceptionally well-maintained and is flooded with natural light.

The welcoming reception hall immediately creates the first impression, with full-height uPVC windows, oak flooring and ample space for a seating area. There is a deep cloaks cupboard and a half-turn staircase leads to the first floor. Double doors from here open into the generous dual-aspect lounge, where a feature marble fireplace provides an attractive focal point, complemented by French doors opening onto the rear patio garden. This room enjoys a dual aspect and has remote-controlled electric day-night blinds fitted, to remain. Also opening from the reception hall is the open-plan family-dining room, finished with porcelain tiled flooring, flows seamlessly into the quality kitchen/breakfast room. With an amazing vaulted ceiling, the kitchen is fitted with an extensive range of units beneath solid granite worktops and a matching breakfast bar. The kitchen is equipped with quality integrated 'Neff' appliances including; a five-ring gas hob with extractor and dual ovens. There is also a freestanding dishwasher, an American-style fridge/freezer and wine fridge to remain. A separate utility room provides matching cabinetry, granite work surfaces and plumbing for appliances. A walk-in closet houses the 'Vaillant' combi boiler, and from the utility, there is direct access to both the integral garage and rear garden. A contemporary ground floor shower room completes the accommodation.

To the first floor, the principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room. Two further generous double bedrooms, one also featuring fitted wardrobes, are served by a modern 4-piece family bathroom. A second staircase leads to an impressive guest suite, offering a spacious double bedroom with an adjoining WC, creating an ideal space for guests or older children.

GARDENS AND GROUNDS

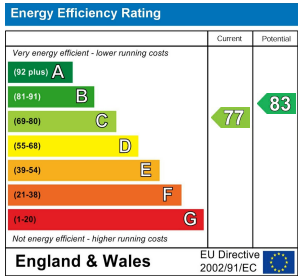
Approached via a private driveway crossing an attractive lawned frontage, Primrose View enjoys a welcoming entrance framed by dwarf stone walls with mature cherry laurel hedging and a pair of timber gates. A paved pathway leads to the front door, bordered by thoughtfully landscaped gardens with several rose bushes and colourful borders.

The pathway continues around the property, connecting to the side driveway leading to the integral garage with electric door and a secluded paved terrace. Accessed directly from the lounge through French doors, this private sheltered patio provides an ideal setting for outdoor dining. The enclosed rear garden is predominantly laid to lawn, offering an excellent space for families and enjoying a high degree of privacy, all enclosed by mature block walls and contemporary strip-panel fencing.

ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas-fired 'combi' central heating. Council tax band; G.

Total area: approx. 225.1 sq. metres (2423.4 sq. feet)



Scan to view property

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