

**Eden Cottage , Church Road ,
Llanblethian, Near Cowbridge, Vale of Glamorgan, CF71 7JF**

WATTS & MORGAN 150 YEARS



Eden Cottage , Church Road Llanblethian, Near Cowbridge, Vale of Glamorgan CF71 7JF

Guide Price £725,000 Freehold

3 Bedrooms : 1 Bathrooms : 1 Reception Rooms

A detached bungalow with the most exceptional southerly views over fields and farmland. Three double bedrooms, shower room, lounge with open fire and kitchen-dining room. Also utility room and cloakroom. Potential for the existing property to be renovated; planning permission has also been granted for the redevelopment of the existing property and the construction of a new dwelling. Parking and garage. Garden to rear backing onto fields and enjoying superb views.

EPC rating: D56

Directions

From our Cowbridge Office, proceed along High Street in a westerly direction. Turn left onto Llantwit Major Road and, after about 3/4 of a mile, turn left then left again at The Cross Inn Public House. Travel into the village of Llanblethain, passing the turning to Church View (to your left) to find Eden Cottage to your right after a further 50 yards.

- Cowbridge 1.2 miles
 - Cardiff City Centre 14.4 miles
 - M4 (J35, Pencoed) 6.4 miles
-

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * Located to the edges of Llanblethian village enjoying exceptional views over fields and farmland.
 - * Spacious accommodation currently includes three double bedrooms and shower room.
 - * Living room with open fire with sliding doors opening to a balcony looking out over the garden to enjoy the views.
 - * Modern fitted kitchen and adjacent dining area with gas fire
 - * Also utility room and WC.
 - * The property is currently a "true bungalow" and offers considerable potential for renovation/modernisation.
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GARDENS AND GROUNDS

- * A gated entrance leads from Church Road into a forecourt parking and turning area fronting the property.
 - * The forecourt is separated from the roadway by stone walling and mature flower and shrub beds
 - * A folding door leads into the garage while a path, to one side, leads into the rear garden.
 - * The rear garden enjoys a fine southerly aspect backing onto fields and farmland.
 - * A balcony, accessible directly from the family lounge, is positioned to enjoy these views.
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NB

Planning permission has been granted (Vale Council Ref 2019/01232/FUL) for the redevelopment of the existing house and construction of a new property. Plans available for inspection on Vale of Glamorgan Council website (Planning Portal).

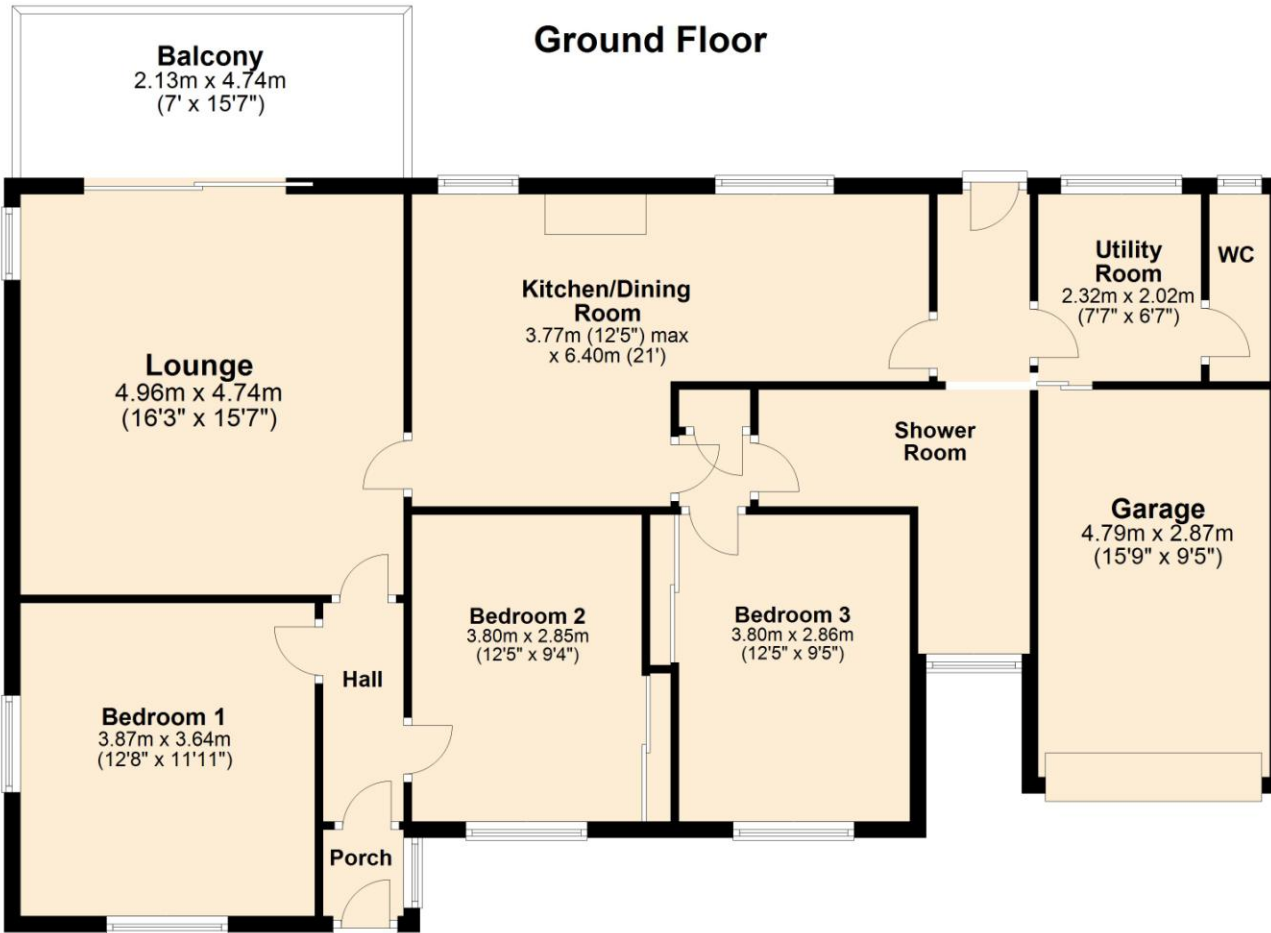
TENURE AND SERVICES

Freehold. All mains services connect to the property. Gas fired central heating.

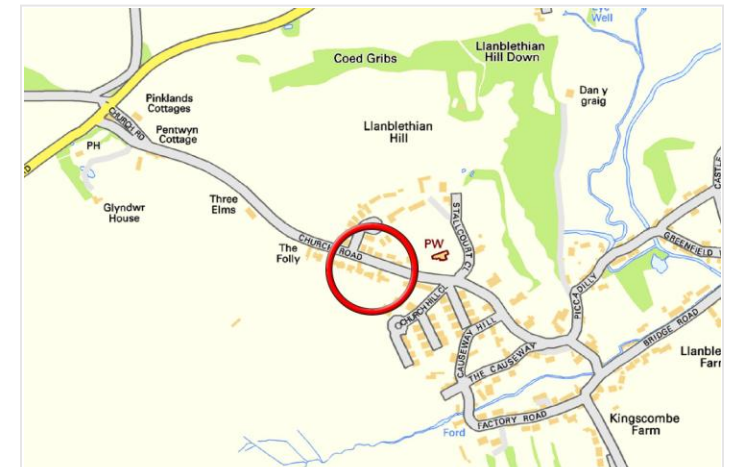
PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		56	80
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		48	76
EU Directive 2002/91/EC			

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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