



1 Maes Lloi

Aberthin, Cowbridge, Vale of Glamorgan, CF71 7HA





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Offers in excess of £450,000 Freehold

3 Bedrooms : 1 Bathrooms : 2 Reception Rooms

A detached home in this cul-de-sac within the village of Aberthin and conveniently close to Cowbridge. The accommodation has been thoughtfully and comprehensively modernised in recent years and includes: sitting room, study/ground floor bedroom 3, cloakroom. Contemporary kitchen open plan to dining area and lounge with French doors to south-westerly facing garden beyond. To the first floor are two double bedrooms and a modern bathroom suite. Ample driveway parking. Sheltered, south-west facing garden to rear. Also garage and storage space.

Directions

From our Cowbridge Office proceed along High Street into Eastgate. At the traffic lights, turn left onto Aberthin Road. Pass Cowbridge Comprehensive School and continue into Aberthin. Pass the Farmers Arms Public House (to your left) and take the next left turning into Maes Lloi. No 1 is to the left hand side of the cul de sac.

- Cowbridge 1.1 miles
 - Cardiff City Centre 12.6 miles
 - M4 (J34, Miskin) 5.6 miles
-

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * Maes Lloi is a popular cul-de-sac within the village of Aberthin which, in turn, is located conveniently close to Cowbridge Schools and Town.
- * This detached family home has, in recent years, been thoroughly comprehensively and thoughtfully modernised by the owners and offers very pleasant, well considered accommodation.
- * Entrance porch with doaks storage cupboard leads into sitting room.
- * The sitting room looks to the front of the property with broad, picture window overlooking front garden and the cul-de-sac.
- * Central, inner hallway with stairs leading to first floor and doors leading off to a study/ground floor bedroom 3, to a doakroom and to the principal kitchen/living/dining space.
- * Having been thoroughly reconfigured in more recent years, the principal living area for the property is to the rear and includes a contemporary kitchen space open to a dining area with living space beyond.
- * Kitchen itself includes a very good range of contemporary units with range cooker to remain by separate negotiation. Fully integrated dishwasher is to remain and included within sale price. A window from here looks out over a sheltered, paved courtyard seating area.
- * The adjacent dining area provides additional storage units with space/plumbing for washing machine and dryer. Ample space remains for a family size dining table.
- * This dining area is open immediately to the living room.
- * Lovely, light living space open to the pitch of the roof and enjoying a south westerly aspect, having broad, tall French doors opening to a paved patio area with lawn beyond.
- * To the first floor area two double bedrooms looking over the front garden and rear garden respectively.
- * Contemporary family bathroom with shower over bath.

GARDENS AND GROUNDS

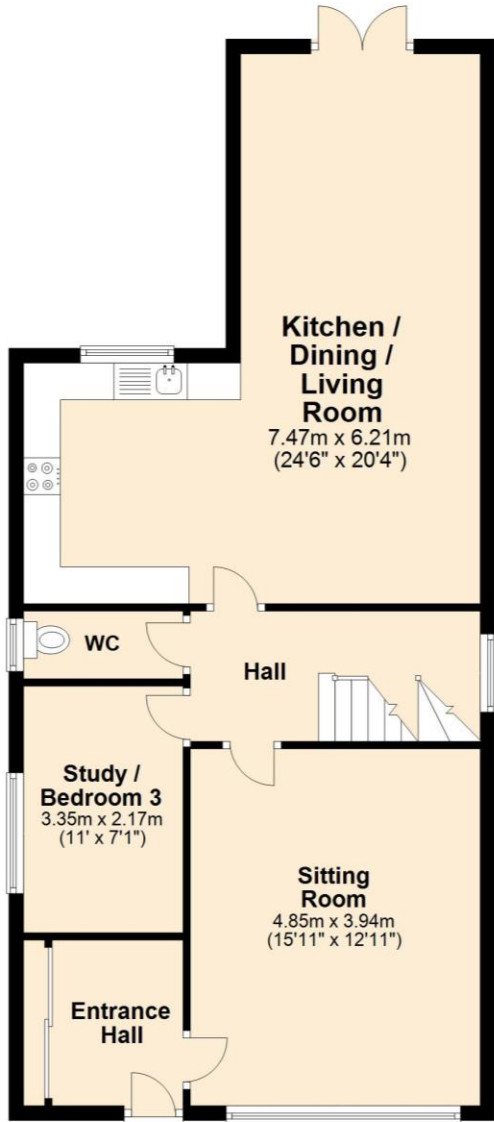
- * From the cul-de-sac, a drop down curb leads onto a long driveway parking area which itself skirts passed a generous lawn.
- * Path continues from the driveway to the front entrance doorway and, via a gated entrance, through a deep side garden and on into the largest portion of garden to the rear of the property.
- * Driveway has been sub-divided by fencing to create an additional sheltered side courtyard garden which is overlooked by bedroom 3 / study and is accessed from the rear garden space.
- * To the rear garden there is a sizeable, enclosed and sheltered garden positioned to enjoy a good, sunny south westerly aspect.
- * A large, flagstone paved patio area is accessed directly from the living room and is also overlooked from the kitchen. This leads directly onto a much larger area of lawn screened from neighbours by hedging.
- * To the far end of the garden is a bespoke, timber climbing frame / playhouse which is to remain.
- * There is a stream beyond the rear boundary at a much lower level to the property.
- * Garage (approx. max. 5m x 2.1m) includes a workshop/storage area.
- * This is accessed from the side courtyard garden via an up and over door. It has power and water connected.

TENURE AND SERVICES

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

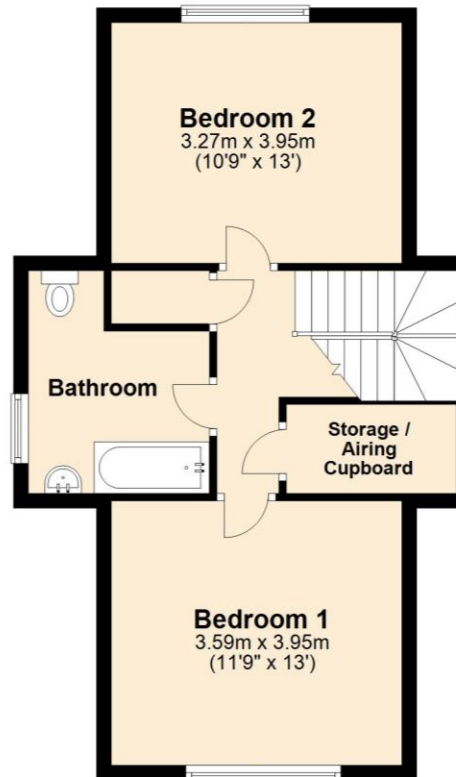
Ground Floor

Approx. 76.3 sq. metres (821.4 sq. feet)



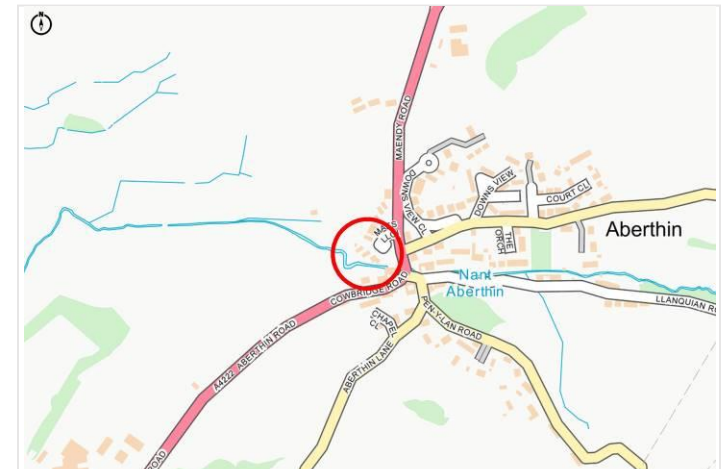
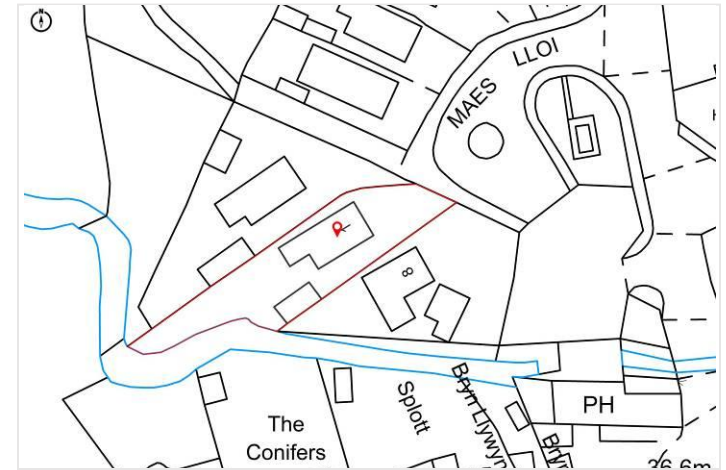
First Floor

Approx. 45.5 sq. metres (489.9 sq. feet)



Total area: approx. 121.8 sq. metres (1311.3 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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