



27 Cae Rex, Llanblethian,
Cowbridge, Vale of Glamorgan, CF71 7JS





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Guide price **£850,000** Freehold

3 Bedrooms : 3 Bathrooms : 3 Reception Rooms

- An immaculately presented detached family home
- Located within the sought-after village of Llanblethian and a short walk to Cowbridge town
- The flexible accommodation comprises;
 - Entrance hall • Living room • Garden room • Open plan kitchen/breakfast room • Dining room
 - Utility room • WC
- Two double bedrooms with en-suite shower rooms
- One further double bedroom • Family bathroom
- Driveway with ample parking • Large garden to the rear • Home office • 'Kota' BBQ hut

Planning Permission granted to extend

Directions

From our Cowbridge office, travel in an easterly direction, until you reach the Eastgate traffic lights / crossroads. Take the right hand turn into St Athan Road and then immediately right again onto Broadway. Continue on this road, passing Ysgol Iolo Morganwg and, after about 200 yards, turn right into Cae Rex.

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * Spacious entrance hall with herringbone parquet flooring & stairs leading to the first floor
- * Herringbone parquet continues into the living room which benefits from a central feature log burner
- * The garden room is fitted with underfloor heating & opens onto the rear garden decking with wide spanning views over Cowbridge
- * An open-plan kitchen/breakfast room benefits from limestone tiled underfloor heating with hand painted wall & base units, granite work surfaces, one & a half bowl sink & wine cooler
- * The breakfast room provides a free standing log burner & ample space for seating or dining
- * The kitchen/breakfast room opens into the dining room which provides extra reception space
- * Utility room with further storage, sink, plumbing for white goods & access to the side of the property. Further to the ground floor accommodation is a WC.
- * To the first floor:
 - * Bedroom one; with en-suite shower room (potential to convert into two separate bedrooms). Both bedrooms one & two are equipped with an air filtration system
 - * Bedroom two also benefits from an en-suite shower room
 - * Third double bedroom
 - * Modern family bathroom

GARDENS AND GROUNDS

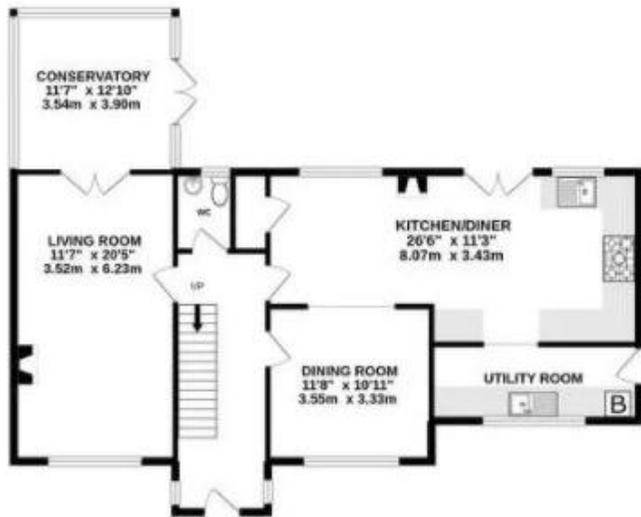
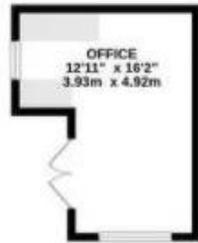
- * Private block paved driveway with ample parking
- * Sizeable garden to the rear backing on to allotments
- * Spacious decked area providing a great entertaining space
- * Generous lawned garden with mature apple trees
- * Raised decked area with hot tub to remain
- * Home office with electric, heating & high speed internet
- * 'Kota' BBQ hut; timber framed with seating & grill
- * Further garden store & log store

NB Planning permission granted to extend (Vale of Glamorgan Council Reference: 2021/01561/FUL). Further information available from the Planning Section of the Vale Council website

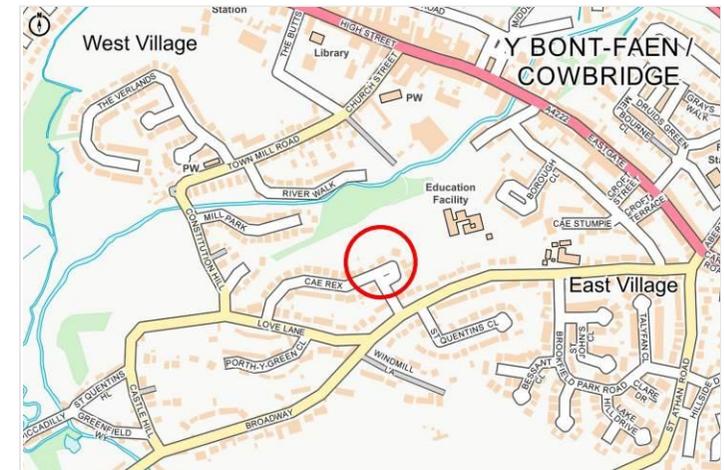
TENURE AND SERVICES

Freehold. All main services connect to the property. Gas-fired central heating. Council Tax: Band G





1ST FLOOR
869 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA: 2057 sq.ft. (191.1 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		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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