



TRENGALE, PICCADILLY, LLANBLETHIAN, VALE OF GLAMORGAN, CF71 7JL

A STUNNING, CONTEMPORARY FAMILY HOME
LOCATED WITHIN A SECLUDED CORNER OF ONE OF THE VALE'S MOST HIGHLY REGARDED VILLAGES.

- Cardiff City Centre 13.3 miles
- M4 (J35) 7 miles

Accommodation and amenities:

Porch • Hallway • Lounge • Dining Room •
Kitchen-breakfast Room • Study • Utility Room •
Cloakroom

Master Bedroom with En Suite Shower Room • Four
Further Bedrooms • Bathroom

Front Garden • Driveway Parking • Garage

Southerly Facing Rear Garden

EPC Rating: E 43



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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 adjoining and offers an excellent range of individual shops, boutiques; restaurants, pubs and cafes; and is home to a centrally positioned Waitrose store. Further services include a health centre, leisure centre, various sporting clubs, public library and Old Hall Community Centre. There are also local primary and secondary schools within the town itself.

ABOUT THE PROPERTY

Set in a secluded part of this much respected Village, Trengale has been thoroughly modernised by the current Owners. It is now a stunning, contemporary family home that must be viewed for the accommodation and its peaceful location to be fully appreciated. An entrance porch opens into a generous ground floor hallway, from which a straight-run staircase leads to the first floor and doors open in to the lounge and to the kitchen. Both these two rooms, and a dining room adjacent to the lounge, look over the rear garden and all three rooms have tall, almost floor-to-ceiling doors opening to the same. The central living spaces shares a double fronted woodburner with the kitchen (available by separate negotiation). The superb kitchen includes excellent storage provision and quartz worktops extending to provide a breakfast bar. Twin ovens, hob and fully integrated larder fridge, freezer and dishwasher are all to remain. Accessible from the kitchen, and to the western side of the property is a multi-purpose conservatory / study area beyond which is a cloakroom and WC.

To the first floor doors lead to all five bedrooms and to a contemporary family bathroom. Three of the bedrooms, including the two largest, look out in a southerly direction over the rear garden onto the grounds of Great House. These two largest bedrooms both have fitted wardrobes; the master bedroom has its own luxurious en suite shower room.

GARDENS AND GROUNDS

Accessed directly from Piccadilly is a flagstone-paved parking area for two cars, from which there is access into the garage (approx max 5m x 4m) via an electric roller-shutter door. The paving continues to the principal entrance door and past a front garden including a lawn and shallow fishpond, again edged by flagstones. A low level wall marks the front border of the property. Pedestrian, gated entrance to two sides both lead to the rear of the property.

To the rear of the property, and running the full width of the plot, is a southerly facing, low maintenance garden accessed via doors from the kitchen, the lounge and the dining area. A central 'lawn' is flanked, to one side, by a raised, decked seating area and, to the other side, by a flagstone paved seating area and pergola covered hot tub (not included). The rear boundary is, to the main, marked by waist high stone walling, beyond which is a stream running at a lower level. Trengale looks out over this and onto the grounds of Great House.

TENURE AND SERVICES

Freehold. All mains services connected to the property. Gas-fired 'combi' central heating.

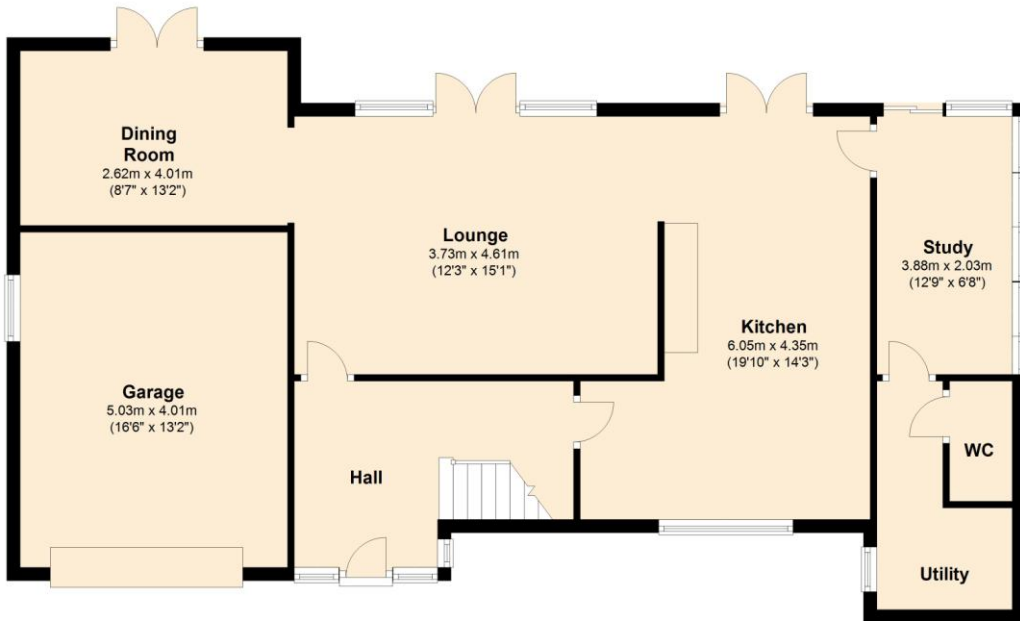
DIRECTIONS

From the centre of Cowbridge, turn off the High Street at the Duke of Wellington public house into Church Street and continue along this road, bearing left and travelling up Constitution Hill. At the junction, take the right hand turn and proceed along this road passing St. Quentins Castle, and then proceed down the hill, taking the right hand turning into St Quentins Hill. This road, at the bottom of the hill, becomes Piccadilly. Cross over the river bridge and Trengale will be the second home to your left.

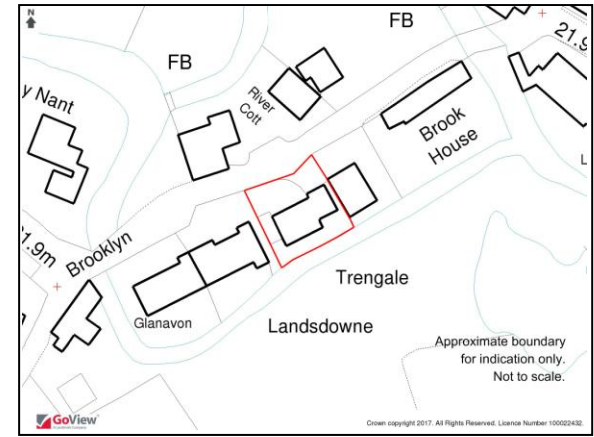


Ground Floor

Approx. 101.3 sq. metres (1090.1 sq. feet)



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 part of any contract.



First Floor

Approx. 81.5 sq. metres (877.4 sq. feet)

