



MAES GLAS,
LLANBLETHIAN, NEAR COWBRIDGE, VALE OF GLAMORGAN, CF71 7EY

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A UNIQUE, SIZEABLE FAMILY HOME WITH OUTSTANDING SOUTHERLY VIEWS OVER FAMRLAND
LOCATED UNDER 1 MILE FROM COWBRIDGE TOWN CENTRE.

- Cardiff City Centre 13 miles
- Cowbridge < 1 mile
- M4 (J35) 7.2 miles

Accommodation and amenities:

Porch • Hallway • Cloakroom • 5 Reception Rooms • Conservatory • Kitchen-Breakfast Room • Utility Room

Ground Floor Master Bedroom Suite with Dressing Room & En Suite

Second, Guest Bedroom with Ensuite • Three Further Bedrooms • Bathroom

Double Garage • Car Port • Parking •

South Facing Garden • Sheltered Side Gardens

EPC Rating: E



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Established 150 Years

1857 - 2007



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.

DESCRIPTION

The property known as "Maes Glas" comprises a substantial, individually designed residence, situated in one of the best-regarded residential areas in the community of Llanblethian. The house stands within mature gardens, which enjoy a southern orientation to the rear and views over adjoining farmland and countryside.

The house offers spacious accommodation which has been presented to a good standard and includes well appointed fittings and stylish, architectural features such as stained and leaded glass panels, ornate cornice work to many of the ceilings, panelled doors and marble fire surrounds. The accommodation lends itself to entertaining and a suite of rooms on the ground floor comprising the Master Bedroom, Dressing Room, En-suite Bathroom and Sitting Room could be ideal as a relatives / guest annexe.

The accommodation includes reception hall with galleried landing with stained and leaded glass roof light, a well proportioned drawing room with folding doors to a formal dining room, sitting room, billiard / snooker room, a conservatory, study, a spacious kitchen / diner, utility room, cloakroom / WC. Master bedroom suite to the ground floor with dressing room and en-suite bathroom; 4 further double bedrooms at first floor one of which is en-suite bathroom and a family bathroom.

GARDENS AND GROUNDS

The property is screened from Broadway by stone-built wall to the northern boundary and is accessed from the same via two sets of electric gates to an "in and out" driveway. There is a sizeable parking area of which is the double garage (approx max (6.20m x 6.77m) and a useful car port (approximate 5.19m x 5.45m). There are two, cupboard-style storage areas to the rear and an external door leading into the house.

To the eastern side of the house there is a courtyard-style area featuring an ornamental pond with water feature. A pathway extends along the side of the house to the rear. The rear garden enjoys a sunny, southern orientation. Immediately adjoining the house there is a brick pavior Patio area from which there are delightful views over adjoining countryside.

The garden has been laid to a combination of lawn together with beds planted with a wide selection of flowers, shrubs and ornamental conifers. Ornamental pond. External lighting. Water tap. To the western side of the house there is a further, paved patio area, lawn and a combination of shrubs and conifers. External light. Access to the house and car port. Positioned to the rear is a block built and rendered, garden store shed.

TENURE AND SERVICE

Freehold. There are two gas central heating boilers – one of which heats the first floor accommodation together with the snooker room, drawing room and conservatory, the second boiler serving the remaining accommodation. Mains water, gas, electricity and drainage.

DIRECTIONS

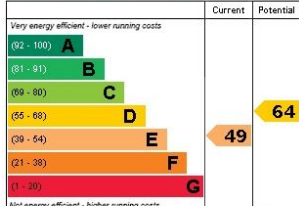
From the centre of Cowbridge travel East to the Traffic Lights then turn right and right again. Follow this road and the road will narrow as you descend the hill into Llanblethian. The property will be found on the left hand side.

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.



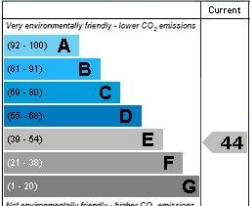
Energy Efficiency Rating



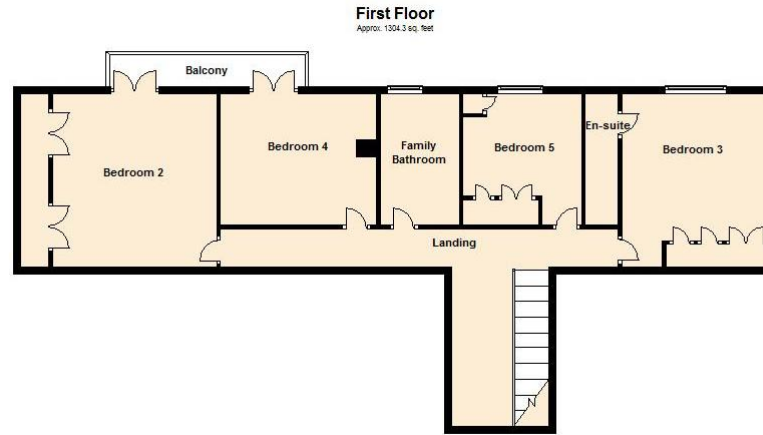
England & Wales
EU Directive 2002/91/EC



Environmental Impact (CO₂) Rating



England & 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 part of any contract.

