



7 Porth Y Green Close

Llanblethian, CF71 7JR

Guide Price £475,000

HARRIS & BIRT



A traditional semi detached property situated in a sought after quiet location within walking distance of Cowbridge town centre. The property has been stylishly renovated in recent years and offers good sized family accommodation including dining room living room opening through to the kitchen with a WC and utility room to the ground floor. Upstairs offers three good sized double bedrooms and a modern bathroom. Outside enjoys the benefit of off road, driveway parking for several vehicles, a pretty front garden and a south facing rear garden. Further benefits include approved Planning Permission for a two storey extension and is offered for sale with no onward chain.

Cowbridge is a popular town with an extensive range of facilities. These include schooling of excellent reputation for all ages, a wide range of shops both national and local, sporting and recreational facilities including leisure centre, cricket club, bowls club, squash club, tennis club, rugby club etc. Cowbridge is an attractive market town situated in the heart of the rural Vale of Glamorgan with the Heritage Coastline just a few miles to the south. The good local road network brings major centres including the capital city of Cardiff, Swansea, Bridgend, Llantrisant etc all within comfortable commuting distance.

- Guide Price £475,000 - £485,000
- Recently Renovated
- Two Reception Rooms
- Wonderful Countryside Views To The Rear
- Cowbridge Schools Catchment
- Attractive Semi-Detached Property
- Three Double Bedrooms
- Planning Permission Approved For Two Story Extension
- Walking Distance To Cowbridge Town Centre
- EPC Rating: D

## Accommodation

### Ground Floor

#### Entrance

The property is entered via solid front door with obscure glazed vision panels into dining room.

#### Dining Room 14'3 x 11'9 (4.34m x 3.58m)

A versatile room currently in use as a dining room with two obscure glazed windows to front. and a further obscure glazed window to side. on the stairs. Fitted carpet. Radiator. Pendant ceiling light. Open stairs to first floor. Door to living room.

#### Living Room 11'7 x 16'10 (3.53m x 5.13m)

Window overlooking front garden. Sliding doors onto rear garden. Central fireplace containing inset freestanding electric fire with oak mantel over. Fitted carpet. Radiator. Pendant and ceiling spotlights. Open through to kitchen.

#### Kitchen 14'3 x 9'3 (4.34m x 2.82m)

Fitted shaker style kitchen with features to include: a range of wall and base units with granite effect work surfaces over and tiled splashbacks. Inset 1.5 bowl sink with mixer tap and draining grooves. Countertop four ring gas hob. Eylene electric oven. Space for undercounter dishwasher and washing machine. Space for American style fridge/freezer. Wood effect laminate floor. Two windows overlooking rear garden. Radiator. Strip ceiling light. Glazed door to rear hall.

#### Rear Hall 4'0 x 7'3 (1.22m x 2.21m)

Part obscure glazed door to front. Fitted carpet. Space for cloaks and shoes. Door to WC. Opening through to utility.

#### Utility 5'2 x 4'2 (1.57m x 1.27m)

Obscure glazed window to front. Plumbing for washing machine. and space for stacked tumble dryer. Ceiling spotlights.

#### WC 5'2 x 2'9 (1.57m x 0.84m)

Low level, dual flush WC. Tile effect vinyl floor. Obscure glazed window to rear. Pendant ceiling light.

### First Floor

#### Landing 7'3 x 12'0 (2.21m x 3.66m)

Stairs from ground floor with window to side onto first floor landing. Fitted carpet. Large window overlooking the rear offering countryside views beyond. Loft access hatch with pull down ladder. Ceiling spotlights. Doors to all first floor rooms.

#### Master Bedroom 10'10 x 11'1 (3.30m x 3.38m)

Large window overlooking the front. Recessed wardrobe. Fitted carpet. Radiator. Pendant ceiling light.

#### Bedroom Two 11'7 x 10'1 (3.53m x 3.07m)

Large window overlooking the front. Fitted carpet. Radiator. Pendant ceiling light.

#### Bedroom Three 7'10 x 9'4 (2.39m x 2.84m)

Large bedroom overlooking the rear. Fitted carpet. Radiator. Pendant ceiling light.

#### Bathroom 11'7 x 6'0 (3.53m x 1.83m)

Four piece suite in white with features to include: panelled bath with decorative tiled splashback, waterfall tap and showerhead fitment. Fully tiled corner shower cubicle with wall mounted, mains connected shower, rainfall shower head and further

shower head fitment. Decorative tiled niche and sliding door. Vanity unit with Quartz countertop over a hidden cistern, dual flush WC and inset sink with mixer tap, tiled splashback and storage below. Decorative tiled floor with electric underfloor heating. Wall mounted towel warmer. Obscure glazed window to rear. Ceiling spotlights. Extractor fan.

### Outside

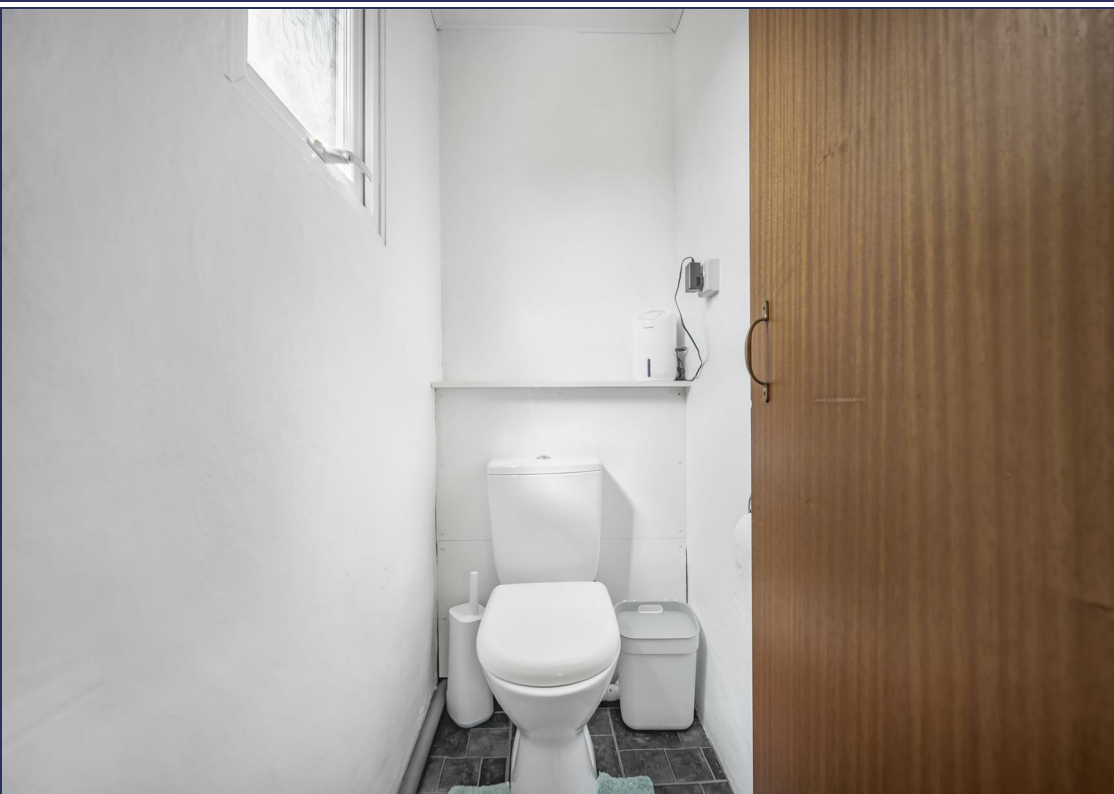
Off road parking for several vehicles to front via gated driveway with path to the front door. Pretty front garden, mostly laid to lawn with mature planted borders and low brick wall boundary to front and new composite fencing to side. The drive wraps around to the side offering ample storage space and access to the rear garden. The rear garden south facing and has a mixture of lawn and former vegetable patch with with a pretty dry stone wall boundary to the rear. An elevated paved terrace accessed from the living room leads down onto a further patio perfect for al fresco dining and entertaining. Timber shed to remain.

### Services, Tenure & Planning

All mains services are connected to the property. Gas central heating via gas combination boiler housed to attic. UPVC double glazing throughout. Freehold.

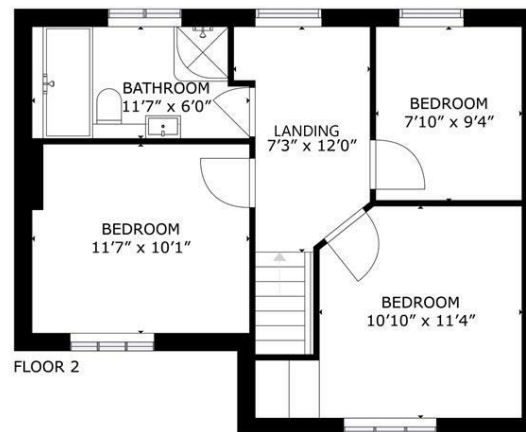
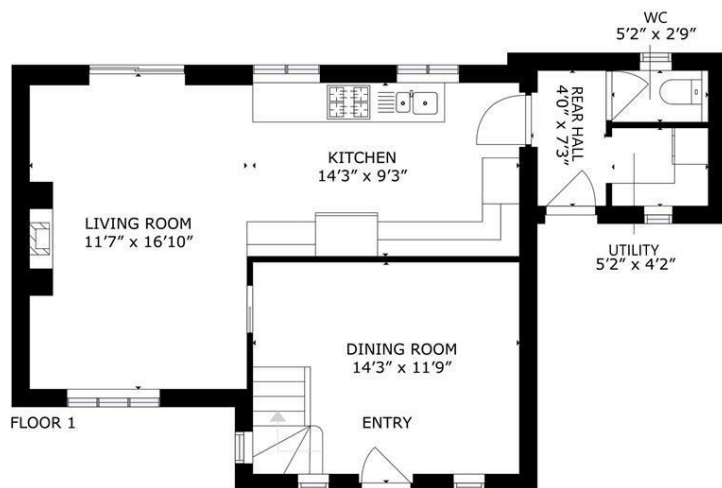
Planning Permission was granted in 2024 for a two storey side extension, front porch and widening of the driveway. Vale of Glamorgan Council Planning Ref: 2024/01109/FULL











GROSS INTERNAL AREA  
FLOOR 1: 577 sq.ft, FLOOR 2: 521 sq.ft  
TOTAL: 1098 sq.ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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