



Castle Precinct, Llandough Cowbridge

offers over **£570,000** Freehold



Castle Precinct, Llandough Cowbridge

Pa black, Cowbridge are delighted to offer to market this beautifully presented, spacious detached property located in a quiet cul de sac in the sought after village of Llandough, Cowbridge which is a very desirable Vale Village, nestled in fine countryside. This property has the benefit of semi-rural surroundings yet convenient access to commuting links and just a few minutes' drive to the historic market town of Cowbridge with a wide range of independently owned shops and restaurants. Internally the property briefly comprises of entrance porch, hallway, lounge, dining room, a modern "Wren" fitted kitchen, separate utility room plus a downstairs cloakroom. To the first floor are four double bedrooms, three with fitted wardrobes and a four piece family bathroom with an en suite shower room to the master. Externally is a double driveway and a fob operated garage door opening onto a double garage. A very well maintained, private front garden with a screen hedge, wall and fenced boundary. A very private rear garden with a patio area and a further garden which is split level and backs onto woodland. With access off both the lounge and the dining room, makes this outside space ideal for el fresco dining and relaxing



Location

Travelling out of Cowbridge, at the traffic lights turn right onto St Athan Road. Pass out of Cowbridge, down the steep hill and as the road begins to rise again take the right hand turn signposted for Llandough. Travel over the river bridge, up the hill and bear right at the top of the hill into Castle Precinct. Dochwys House is directly in front of you. Free bus service to Cowbridge Comprehensive School.

Entrance Porch

Enter via front door in to entrance porch, with mosaic floor tiles, obscure glazed window to the front aspect another internal glazed window, making this a very bright and welcoming space.

Hallway

Fitted carpets, radiator with "Victorian" style cover. Door to all ground floor rooms, including a storage cupboard and stairs rising to the first floor.

Lounge

20' x 14' (6.10m x 4.27m)

A light and spacious double aspect room with PVC double glazed sliding patio doors to the rear and a large double glazed window to the front. Fitted carpets. Two large radiators. Gas fire with surround (Gas cylinder outside) Fitted carpets

Dining Room

12' 2" x 12' 1" (3.71m x 3.68m)

With double glazed sliding doors on to the rear sun terrace.



Radiator with "Victorian" style cover. Fitted carpets.

Kitchen

.10' 1" x 9' 11" (3.07m x 3.02m)

Fitted with a modern "Wren" suite in "Kashmir" with complimentary work surfaces over, matching breakfast bar - island unit and additional storage. Sink and large drainer. Large integral fridge. "CDA" integral dishwasher. "NEFF" double oven, "CDA" induction hob and "CDA" extractor hood. Slimline wall mounted radiator. Tiled floor. Double glazed window to the rear aspect.

Cloakroom

Fitted with a low level WC with concealed cistern, an oval wash hand basin with built in vanity unit. Tiled flooring and obscure double glazed window to the rear aspect

Outer Hallway

With tiled flooring, doors out to the side of the property, personnel door into the garage and door into;

Utility Room

Fitted with effect wood block flooring. Belfast sink. Space and plumbing for a washing machine a dryer. Oil fired combination boiler for central heating and for hot water. Double glazed window to side aspect. Additional cupboard space for storage

First Floor Landing

From the ground floor hall stairs lead to central large and light landing area with two double glazed windows to the front aspect, with doors leading to all four double bedrooms and family bathroom. Loft access

Bedroom One

20' 7" x 14' 1" Max (6.27m x 4.29m Max)

Double aspect room with windows to front and rear aspects. Fitted carpets. Two large radiators. Built in wardrobes.

En Suite

Fitted with a shower cubicle, low level WC, and corner wash hand basin. Part tiled walls, spotlights. Laminate flooring.



Radiator with towel rail. Obscure glazed window to the rear aspect

Bedroom Two

12' 2" x 12' 1" (3.71m x 3.68m)

Utilised as a home office currently. Large double glazed window to the rear aspect. Fitted carpets, radiator

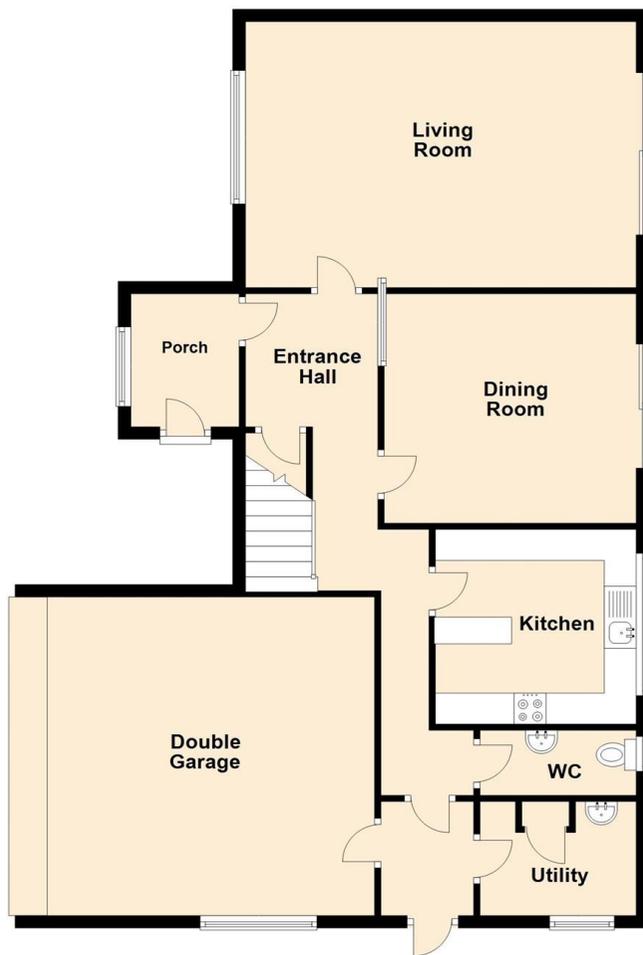
Bedroom Three

13' x 13' 11" Max (3.96m x 4.24m Max)

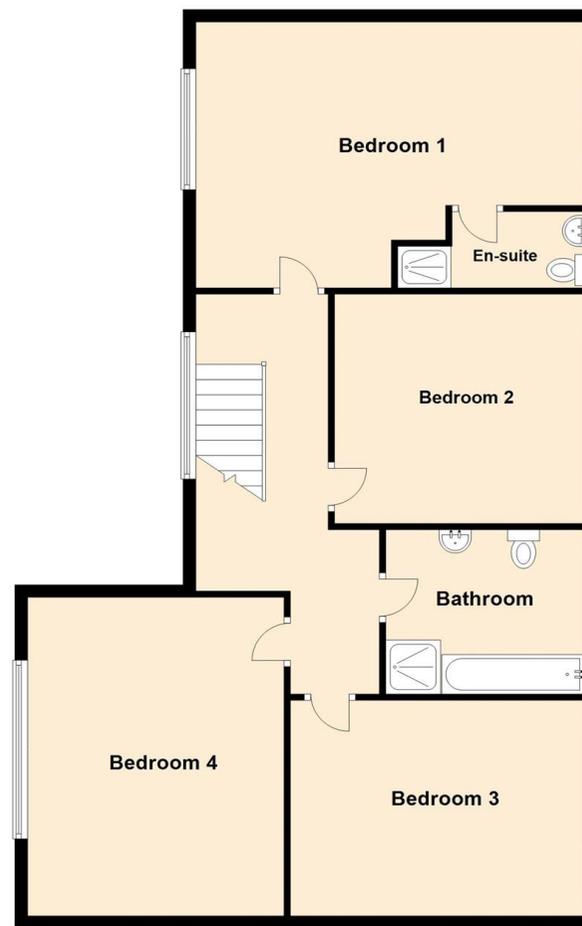
Built in storage. Radiator. Double glazed window to the rear aspect. Fitted carpets



Ground Floor
Approx. 1187.7 sq. feet



First Floor
Approx. 1097.1 sq. feet



Total area: approx. 2284.7 sq. feet

52 High Street, COWBRIDGE, South Glamorgan, CF71 7AH

EPC Rating: G

Property Ref:SDV301089 - 0014



Note: While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. **Tenure:** We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

