



12 Fferm Goch

Llangan, CF35 5DP

Offers Over £350,000

HARRIS & BIRT



A well appointed, extended and spacious semi-detached family home offering two reception rooms on the ground floor together with a well fitted kitchen/breakfast room, store/utility room, bathroom and entrance hall. Upstairs are two double bedrooms and a single bedroom to first floor, with stairs leading to a second floor which offers a hugely adaptable loft room. The property benefits from LPG gas central heating, is double glazed throughout and is chain free. Plenty of driveway parking to front behind a gated entrance with an attractive enclosed garden to rear via close boarded fencing and laurel hedgerow. To the rear is a great sized garden, private and secluded backing onto open fields. The vendor has carried out major refurbishment works throughout the property and it is found in immaculate condition with cavity wall insulation, gas combination boiler and refitted electrics throughout.

Llangan is a delightful, rural Vale village and offers excellent school catchment into Llangan Primary School and sits comfortably within the new secondary school catchment area for Cowbridge Comprehensive School. There is excellent access onto the M4 corridor at nearby Pencoed onto junction 35 (M4) and the property is situated within close proximity to the highly desirable market town of Cowbridge and all it has to offer in terms of local amenities, as well as being a short 20 minutes drive directly to Cardiff.



Ground Floor

Entrance Hall 6'0" x 6'5" (1.83 x 1.98)

Accessed via UPVC front door with inset opaque led lined vision panel into open entrance hallway with good sized understairs cupboard. Skimmed walls and ceilings. Fitted carpet. Full turn staircase leading up to first floor landing. Fitted double radiator. Range of chrome sockets and Hive thermostat. Communicating doorway through into;

Living Room 14'4" x 12'0" (4.37 x 3.66)

Good sized principal reception room with open fireplace with inset electric log burning effect fire set on a carpeted hearth with decorative logs and oak mantle piece. Skimmed walls, intricately coved and skimmed ceiling. Herringbone parquet wood blocked flooring. Double fitted radiator. UPVC fully double glazed patio doors open out into;

Conservatory 10'1" x 10'2" (3.09 x 3.10)

Of UPVC construction with fully pitched polycarbonate roof structure and UPVC double glazed windows to all boundaries offering fantastic views to the garden and open countryside beyond. UPVC double glazed patio doors open out onto an attractive decked dining terrace. Fully tiled flooring with tiled skirting.

Kitchen/Breakfast Room 6'5" x 19'1" (1.97 x 5.82)

Attractive kitchen/breakfast room with plenty of space for table currently housed by American style fridge/freezer with shaker style wood effect wall and base units. Features including; Logik electric induction 4 ring hob with stainless steel chimney extractor and underset double oven, stainless steel 1.5 bowl and drainer with chrome swan neck mixer tap, integrated Kenwood dishwasher behind matching décor panel. Wall mounted glass display case, dark mottle effect work surface that wraps around in a U-shape. Skimmed walls and ceiling. Porcelain tiled flooring. Fitted double radiator. Range of UPVC picture windows to front and side elevations with UPVC half double glazed opaque side door offering access across to;

Utility Room

Accessed via UPVC half glazed door from side passage with

UPVC double glazed window to rear elevation offering power and light as well as central heating thermostat. An adaptable space currently in use as utility with space washing machine, tumble dryer and range of storage. Ideal Logik gas combination boiler housed to wall.

Bathroom 5'8" x 6'5" (1.73 x 1.97)

UPVC double glazed opaque window to front elevation. Three piece suite in white comprising; wood panelled bath with electric Triton shower and shower head attachment, low level WC and wall hung pedestal wash hand basin with underset light oak effect vanity unit and mirror fronted wall mounted vanity unit to remain. Fully tiled walls and floors. Skimmed ceiling. Chrome heated towel rail.

First Floor

Landing 4'1" x 9'10" (1.25 x 3)

Accessed via fully carpeted full turn staircase with UPVC double glazed window to front elevation offering pretty views across the adjacent park and playing fields. Skimmed walls and ceilings. Fitted carpet. Communicating doors to all first floor rooms.

Master Bedroom 11'8" x 12'1" (3.57 x 3.69)

Excellent sized double bedroom to rear. Two UPVC double glazed picture windows to rear offering fantastic views over Llangan village and the countryside beyond. Skimmed walls and ceiling. Fitted carpet. Fitted radiator. Full run of built in floor to ceiling wardrobes in a shaker style with four panels mirror fronted.

Bedroom Two 8'9" x 12'0" (2.68 x 3.68)

Another good sized bedroom to the rear of the property with UPVC double glazed picture window enjoying all those pretty views. Skimmed walls and ceilings. Light oak effect wood flooring. Matching fitted wardrobes to bedroom one this time all mirror fronted. Fitted radiator.

Bedroom Three 11'5" x 6'5" (3.49 x 1.98)

A good sized single bedroom with UPVC double glazed picture window to front. Skimmed walls and ceilings. Fitted carpet. Fitted radiator. Four door run of matching fitted wardrobes, all mirror fronted.

Second Floor

Accessed via quarter turn fully carpeted staircase to;

Bedroom Four/Attic Room 18'8" x 11'11" (5.71 x 3.65)

An adaptable space set into the eaves of the property with range of wooden double glazed Velux windows with inset black-out blinds. Skimmed walls and ceilings. Exposed beam work. Fitted carpet. Fitted double radiator.

Outside

Good sized front garden with double gated driveway (potential to open driveway out to right across the front of the property). Variety of mature flora and fauna set into raised beds fronted with Cotswold stone. Pedestrian gate offers access to front door. Side access to extensive rear gardens, private and secluded to all boundaries and backing onto open fields and the countryside beyond. Made private via close boarded featheredged fencing and mainly laid to lawn with a raised decked terrace. LPG tank housed to garden. Concrete slab ready for garden shed.

Services

The property is serviced via LPG gas central heating with the combination boiler housed to utility room. Mains electric, water and drainage.

Directions

From our offices at 67 High Street, Cowbridge, take the A48 road heading towards Bridgend. As you reach the Pentre Meyrick crossroads, turn right and follow the road into Llangan. Llangan Primary School will be on your left hand side, travel along passing the commercial units and Timbers Green. In about 20yards, take the left hand turning into Fferm Goch, travel around the bend and the property is on your left hand side, number 12 indicated by our Harris & Birt for sale board.







GROSS INTERNAL AREA
 FLOOR 1: 48 m², FLOOR 2: 37 m²
 FLOOR 3: 8 m², EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 13 m²
 TOTAL: 93 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | 77 |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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