



The Robins Nest

Llansannor, nr Cowbridge, CF71 7RX

Price £475,000

HARRIS & BIRT



A character cottage situated in the Vale Hamlet of Llansannor, with pillared entrance from the country lane leads to an extensive driveway providing parking for a number of vehicles. The accommodation benefits from a large porchway, leading into a hallway, kitchen, dining room and spacious living room. The first floor accommodation offers three double bedrooms, the primary bedroom has an en suite and a further family bathroom.

To the outside there is off road parking, front garden which is mostly laid to lawn, paved and gravel area for outside entertaining. A side lean-to for further storage and housing the boiler. Situated in a fine woodland setting in one of the Vale's most peaceful enclaves yet within easy reach of Cowbridge town and its shops and schools. The property is located in a rural setting yet is just 3 miles from the beautiful market town of Cowbridge with its broad range of shops and services. M4 (Junctions 34 and 35) are within a 10 minute drive. The Intercity Rail network can be accessed from both Bridgend and Cardiff with frequent services to Paddington (approximately 2 hours from Cardiff). There is an abundance of rural pursuits and footpaths on the doorstep. The Parish of Llansannor has an excellent Primary School; Secondary education is in Cowbridge Comprehensive School.



Accommodation

Ground Floor

Entrance 5'11 x 14'1 (1.80m x 4.29m)

Open porch with flagstone floor. Wood door opening into hallway. Storage cupboard. Step onto laminate floor. Under stairs storage cupboard. Double doors opening through into living room.

Living Room 15'5 x 17' (4.70m x 5.18m)

Laminate floor. Skimmed walls and ceiling. Fitted radiators. Wood burner with flagstone hearth. Stairs leading up to first floor landing.

Dining Room 15'5 x 7'3 (4.70m x 2.21m)

Laminate floor. Window to rear. Fitted radiator. Wood panelling covering half of the wall. Further skimmed walls and ceiling. Opening into kitchen. Ceiling spotlights. Exposed wood beam.

Kitchen 13'9 x 9'4 (4.19m x 2.84m)

Fitted kitchen with range of wall and base units. Wood worksurface. Stainless steel 1.5 sink bowl and drainer with mixer tap. Space for electric oven with tiled splash back. Space for washing machine. Fitted radiator. Laminate floor. Window to front and side. Skimmed walls and ceiling. Pendant ceiling lights.

First Floor

Landing 14'7 x 10'2 (4.45m x 3.10m)

UPVC window to side. Laminate floor. Skimmed walls and ceiling. Exposed wood beam. Access hatch to loft. Fitted radiator.

Master Bedroom 11'9 x 12'5 (3.58m x 3.78m)

UPVC window to rear. Continuation of laminate floor.

Skimmed walls and ceiling. Exposed wood beam. Fitted radiator. Door through to en suite.

En Suite Bathroom 11'9 x 4'1 (3.58m x 1.24m)

Three piece suite comprising low level dual flush WC. Wash hand basin with vanity unit below. Shower cubicle with shower head attachment and glass sliding door. Feature tiled wall. Tiled floor. Skimmed walls and ceiling. Exposed wood beam. Vertical heated towel rail. Ceiling spotlight. Window to front.

Bedroom Two 8'8 x 16'11 (2.64m x 5.16m)

Carpet floor. Partly skimmed walls and ceiling. Exposed painted stone wall. Fitted radiators. Window to front. Storage area. Window to side.

Bedroom Three 10'11 x 10'10 (3.33m x 3.30m)

Laminate floor. Skimmed walls and ceiling. Window to front. Fitted radiator. Ceiling spotlights.

Family Bathroom 6'8 x 6'5 (2.03m x 1.96m)

Three piece suite in white comprising low level WC. Wash hand basin with mixer tap. Bath with mixer taps and electric shower and shower head attachment. Laminate floor. Skimmed walls and ceiling. Window to front.

Outside

Entrance via shared driveway allowing off street parking for several vehicles. Fence with gate leading to rear garden. Paved slabs leading to front. Raised beds. Patio area great for entertaining. Gravel area. To the shed with Worcester boiler and plenty of storage. Oil tank.

Services

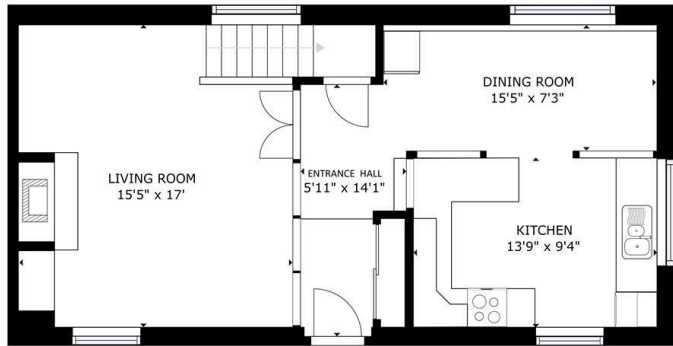
LPG central heating. Cesspit drainage. Mains electric and water.

Directions

From our offices at 65 High Street, Cowbridge turn left proceed down the high street onto Eastgate and at the traffic lights turn left onto Aberthin Road. Travel through the village of Aberthin then take your next left signposted Llansannor. Travel along this lane and take your next turning left. Go straight through the small hamlet of Newton, passing the Milk Churn on your left hand side. Keep on this country lane following the signs for Llansannor, Just after the sign upon entering the village take your next left onto Court Drive. Travel down Court Drive and bear right at St Senwyr Church, travel around the back of the church and turn left. Follow the lane until you can't go any further. Parking for Robins Nest is on your left hand side.







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GROUND FLOOR AREA
FLOOR 1: 107 SQ FT (9.96 SQ M)
TOTAL: 1,028 SQ FT

Matterport



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Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

67 High Street, Cowbridge, CF71 7AF

359 Caerphilly Road, Cardiff, CF14 4QF

01446 771777 cowbridge@harrisbirt.co.uk

02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

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	71

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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