



# 25 Fferm Goch

Llangan, CF35 5DP

Price £475,000

HARRIS & BIRT



An excellent opportunity to purchase this brand newly built pair of semi-detached properties that offer a wonderful aesthetic from the road front and sizable modern open plan accommodation throughout. The properties benefit from modern day living methods as well as air source heat pump and underfloor heating throughout the ground floor. Plenty of natural light via a five door run of bi-folding doors spanning the full width of the rear elevation.

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.

## Accommodation

### Ground Floor

#### Entrance Hallway 20'0" x 6'6" (6.1 x 2.0)

The property is entered via UPVC composite front door with inset opaque glazed vision panel. Open entrance hallway. Skimmed walls and ceiling. Range of spotlighting. Straight staircase leading up to first floor landing. Good sized under stairs storage cupboard for shoes and cloaks. Communicating door to sitting room.

#### Sitting Room 10'2" x 12'5" (3.12 x 3.79)

An attractive secondary reception space. Two UPVC picture windows to front over looking the front garden and the green beyond. Skimmed walls and ceiling. Fitted ceiling light. Fitted LVT flooring. Underfloor heating thermostat housed to wall.

#### Kitchen/ Living/ Dining Room 31'10" (max) x 19'7" (mas) (9.70m (max) x 5.97m (mas))

Modern fitted kitchen comprising range of wall and base units. Five door run of bi-folding patio doors to rear opening out onto attractive rear garden. Further natural light via UPVC double glazed windows to side elevation. Inset glazed ceiling lights. Fully skimmed walls with range of fitted spotlighting. LVT laid oak effect flooring. UPVC fully glazed opaque side pedestrian door offers access to side. This open plan heart of the home is a great space for entertaining.

#### Utility Room 9'0" x 2'10" (2.75 x 0.87)

Housing the under floor heating manifold. Space for washing machine and tumble dryer. Skimmed walls and ceiling. Open access from living room.

### WC

Two piece suite behind pocket door, situated off entrance hall. Low level WC and pedestal wash hand basin.

### First Floor

#### Landing

Accessed via straight staircase to open landing. Skimmed walls and ceiling. Access to loft via hatch. Fitted carpet. Fitted radiator. Communicating doors to all first floor rooms.

#### Master Suite Bedroom 11'10" x 15'8" (3.61 x 4.80)

Good sized double bedroom. UPVC double glazed picture window to rear elevation. Skimmed walls and ceiling. Fitted carpet. Fitted radiator. Plenty of space for fitted wardrobes. Pocket door opens through into en suite.

### Master Suite Bathroom

Three piece suite comprising inset quadrant shower cubicle with integrated shower and shower head attachment. Pedestal wash hand basin. Low level WC. Half tiled walls and splash backs. Further skimmed walls and ceiling. Inset ceiling spotlighting. UPVC double glazed opaque window to rear elevation.

#### Bedroom Two 12'3" x 9'9" (3.75 x 2.99)

Another good sized double bedroom. UPVC double glazed picture window to front elevation overlooking pretty village green. Skimmed walls and ceiling. Inset spotlighting. Fitted carpet. Fitted radiator.

#### Bedroom Three 7'9" x 9'4" (2.38 x 2.87)

Another good sized double bedroom. UPVC double glazed window to front elevation. Skimmed walls and ceiling. Inset spotlighting. Fitted carpet. Fitted radiator.

#### Bathroom 7'4" x 8'0" (2.25 x 2.46)

Three piece suite in white comprising panelled bath with integrated chrome shower and shower head over. Pedestal wash hand basin. Low level WC. Tiled splash backs. Tiled flooring. Further skimmed walls and ceiling. Inset ceiling spotlighting. UPVC double glazed opaque window to rear elevation. Fitted radiator.

### Outside

The property will have off road parking for two cars to exterior. Good access to front. Pedestrian side access to a substantial rear garden. Mainly laid to lawn with a parcel of patio to rear. Accessed out from the bi-folding doors. The property will be private and secluded to rear and side via close bordered fencing.

### Services

The property is serviced by roof mounted solar PV panels. Air to water 'air source' heat pump. Facilitates the water and heating. Underflooring heating and radiators to first floor. Mains electric and mains drainage.

### Directions

From our offices at 65 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 immediately on the left with a Harris & Birt for sale board.

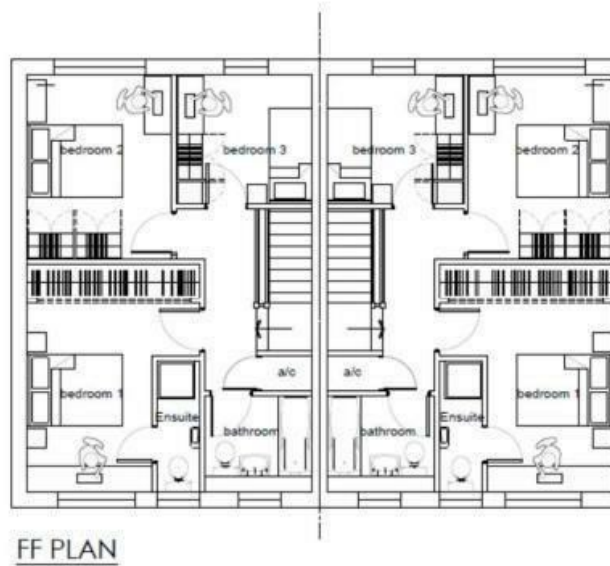
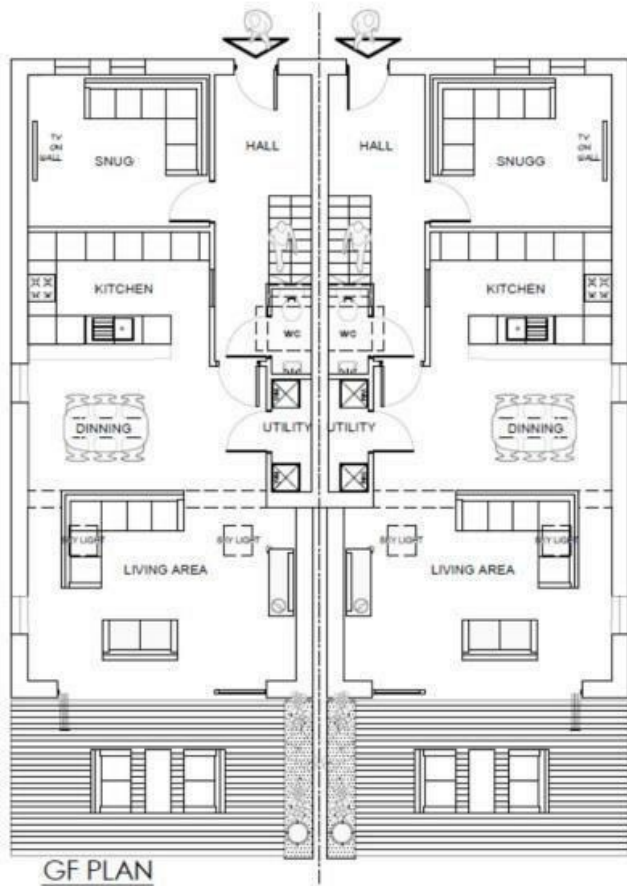
### Viewing Arrangements

Viewings by appointment only as the property is still under construction we would advise appropriate footwear when visiting.





HARRIS & BIRT  
For Sale



# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

65 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](http://harrisbirt.co.uk)

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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

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

