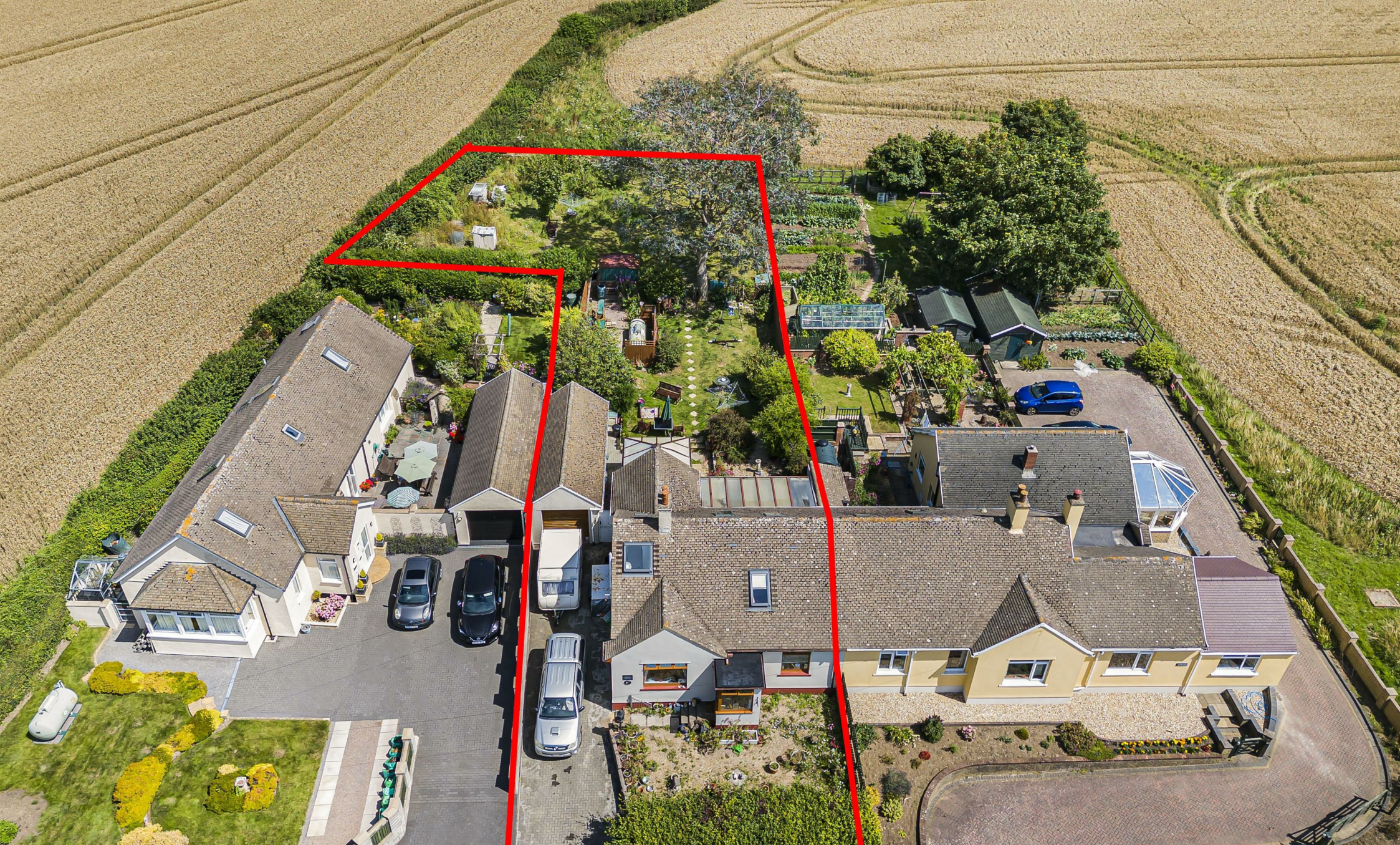




Decca Springfield Cottage

Llancarfan, CF62 3AE

Price £449,950

HARRIS & BIRT



A spacious semi detached property located on the outskirts of the village of Llanccarfan enjoying wonderful open countryside views. The accommodation, formerly the Decca Communications Centre in the 1950's, has been converted to include: entrance hall, living room, study/bedroom three, kitchen/dining room, bedroom two and two conservatories on the ground floor. Upstairs offers a large double bedroom, shower room and useful loft space. Outside enjoys the benefit of a private drive offering off road parking for several vehicles leading to a single car garage with further storage to the rear. The back garden is particularly spacious and laid to lawn with an additional paddock to the rear with an abundance of fruit trees and wonderful countryside views.

Llanccarfan has long been regarded as one of the prettiest villages in the Vale of Glamorgan. Local village facilities include the parish church, the Fox and Hound village pub, catchment for Cowbridge Comprehensive, tennis club, church hall and a wide range of village social activities. A good place to live if you want to enjoy village community life. Llanccarfan is situated in the heart of the Vale of Glamorgan and is surrounded by some delightful countryside with countryside pursuits such as golf, riding, etc. all within easy reach. The heritage coastline is just a few miles to the South. Access to the main road network brings major centres including the Capital City of Cardiff, Newport, Swansea, Bridgend, Llantrisant, etc. all within comfortable commuting distance.

- Semi-Detached Rural Property
- Three Reception Rooms
- Single Garage
- Wonderful Far Reaching Countryside Views
- EPC - G
- Three Bedrooms
- Off Road Parking via Driveway
- Paddock area circa 0.25 acres
- Cowbridge Comprehensive School Catchment

Accommodation

Ground Floor

Entrance Porch 5'11" x 4'4" (1.80m x 1.32m)

The property is entered via decorative part glazed door into entrance porch. Large window to front. Tiled floor. Pendant ceiling light. Opening through to central hallway.

Hallway 12'4" x 6'4" (3.76m x 1.93m)

Wood effect laminate floor. Radiator. Pendant ceiling light. Doors to all ground floor rooms.

Study/ Bedroom Three 12'1" x 12'1" (3.68m x 3.68m)

Large window overlooking front. Wood effect laminate flooring. Radiator. Pendant ceiling light.

Living Room 13'11" x 12'3" (4.24m x 3.73m)

Large window overlooking front. Feature fireplace containing inset coal effect gas fire set on tiled hearth with tiled surround and wooden mantel over. Carpet flooring. Radiator. Pendant ceiling light.

Kitchen/Dining Room kitchen (9'3" x 10'3") dining (11'10" x 11'2") (kitchen (2.82m x 3.12m) dining (3.61m x 3.40m))

Traditional kitchen with features to include: range of wall and base units with laminate work surface, matching upstands and tiled splashback. Inset single bowl ceramic sink with curved mixer tap and draining grooves. Four ring gas hob with electric fan oven under. Space for undercounter dishwasher. Peninsular worktop offering breakfast bar seating. Dining area with obscure decorative glazed window to side. Stairs to first floor. Wood effect laminate flooring. Door to utility and conservatory.

Utility Room 8'7" x 15'9" (2.62m x 4.80m)

Secondary conservatory currently in use as utility room. Plumbing for washing machine and tumble dryer. Glazed to front with doors opening onto rear garden. Wood effect laminate flooring. Radiator. Wall lights.

Conservatory 9'7" x 10'3" (2.92m x 3.12m)

Glazed to all sides with pitched polycarbonate roof. Doors opening onto rear garden. Wood effect laminate flooring. Wall lights.

Bedroom Two 11'8" x 9'6" (3.56m x 2.90m)

Obscure glazed window to conservatory. Full width run of fitted wardrobes with mirrored sliding doors. Carpet flooring. Radiator. Pendant ceiling light.

Bathroom

Three piece suite in white comprising free standing bath with hot and cold taps and detachable shower head. Low level WC. Pedestal wash hand basin with hot and cold taps. Fully tiled walls. Tiled floor. Obscure glazed window to conservatory. Vertical wall mounted towel warmer. Pendant ceiling light.

First Floor

Bedroom One 15'3" x 18'2" (4.65m x 5.54m)

Carpet stairs from ground floor to first floor. Two Velux windows overlooking rear. Further Velux to front offering far reaching countryside views. Carpet flooring. Radiator. Ceiling spotlights.

Shower Room

Shower cubicle containing wall mounted mains connected shower and folding shower door. Pedestal wash hand basin with mixer tap. Low level dual flush

WC. Velux window overlooking front. Tiled floor. Decorative PVC panelled walls. Ceiling spotlights. Wall mounted vertical towel rail.

Loft space

Velux window overlooking rear. Wall mounted boiler. Storage space.

Outside

The property benefits from a brick paved driveway to the front offering off road parking for several vehicles leading to garage, roller garage door. Light, power and storage to the rear. Front garden laid to Cotswold chippings for ease of maintenance with privacy hedge border to the front and fence border to the neighbouring property. Side gate offering access to the enclosed rear garden. Predominantly laid to lawn with pretty plants and shrubs, fenced area for LPG tank. Storage shed attached to the house. A gate gives access to the paddock at the rear offering wonderful countryside views with mature fruit trees and open slatted fence boundaries.

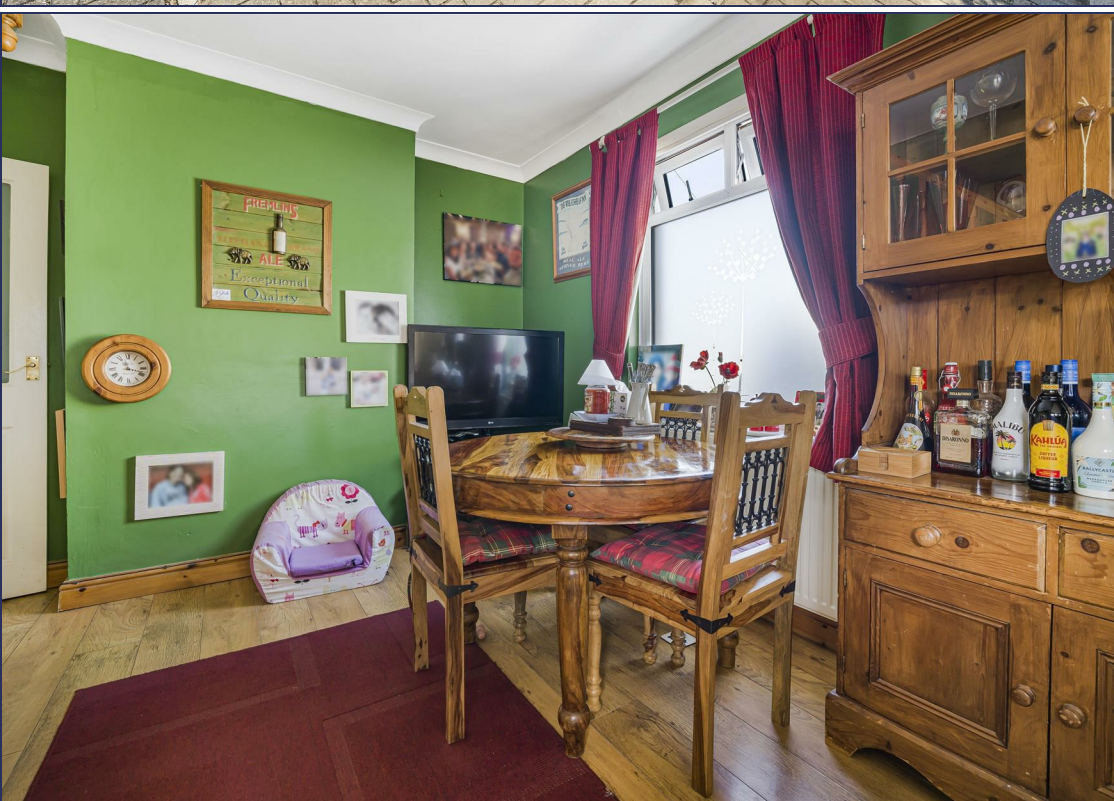
Services

The property is serviced by mains electricity. Private water supply. Heating via LPG. Septic tank located in the neighbouring field shared by three properties.

Directions

What3Words: [///beanbag.spurned.dated](https://www.what3words.com/beanbag.spurned.dated)

Travelling from our office at 65 High Street, travel out on the A48 toward Bonvilston. At the Aubrey Arms turn right toward Llanccarfan, along this road travel past the Chapel on your left and up the hill, after about 2 miles there will be a hamlet of 3 properties on the left hand side. Decca Springfield Cottage is signposted, feel free to park on the drive.











GROSS INTERNAL AREA
FLOOR 1 1,131 sq.ft. FLOOR 2 269 sq.ft.
EXCLUDED AREAS: REDUCED HEADROOM 125 sq.ft.
TOTAL: 1,495 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge
65 High Street, Cowbridge, CF71 7AF
01446 771777 cowbridge@harrisbirt.co.uk

Cardiff
359 Caerphilly Road, Cardiff, CF14 4QF
02920 614411 cardiff@harrisbirt.co.uk

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.

