



Foxhollows

Llancarfan, CF62 3AD

Price Guide £699,950

HARRIS & BIRT



An impressive detached home situated in a central village spot on a peaceful cul de sac location, offering spacious and versatile accommodation. The property briefly comprises entrance vestibule, living room, semi open plan kitchen/dining/sun room, utility/pantry, sitting room/bedroom four, bedroom three and shower room to the ground floor. To the first floor are two excellent sized bedrooms with an en suite and dressing/office room to enhance the master bedroom. Located in the heart of Llanccarfan off a private drive with a great sense of seclusion via pretty and private gardens. Attached single garage accessed via front driveway.

Llanccarfan has long been regarded as one of the prettiest villages in the Vale of Glamorgan with it's high preponderance of character properties either side of the Nant Llanccarfan which runs through the middle of the village. 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.

- Detached Unique Property
- Highly Versatile Accommodation
- Spacious and Secluded
- Highly Regarded Village
- EPC - E
- Four Good Sized Bedrooms
- Two Bathrooms Spanning over Both Floors
- Plenty of Driveway Parking
- Cowbridge Comprehensive School Catchment

Accommodation

Ground Floor

Entrance Vestibule

The property is entered via a modern composite front door in a teal palette with opaque double glazed vision panel. Further natural light via floor to ceiling fixed pane opaque double glazed vision panel to open entrance vestibule. Straight open tread staircase leading up to first floor landing. Fully skimmed walls. Coved and skimmed ceiling. Engineered oak flooring. Inset spotlighting. Good sized storage cupboard. Communicating doors to all ground floor rooms.

Living Room 19'6 x 12'8 (5.94m x 3.86m)

An excellent sized principal reception room. Semi-open plan into dining room and sun room beyond. Four door run of uPVC fully double glazed bi-folding doors with inset blind. Further natural light via uPVC double glazed window to side elevation. Fully skimmed walls. Coved and skimmed ceiling. Matching engineered oak flooring. Modern vertical fitted radiator. Open double breasted chimney with inset clear view log burning stove. Opens into dining room.

Dining Room 24'7 x 8'1 (7.49m x 2.46m)

Another attractive reception space. Semi-open plan through to the sun room. uPVC patio doors to side elevation. Leading out to patio laid terrace. Skimmed walls. Ceramic tiled large form flooring. Mezzanine situated above kitchen which offers vertical radiator. Open plan to sun room.

Kitchen

Open plan through to dining room. Open double breast of the chimney allowing for the inset log burning stove. Shaker style graphite kitchen. Range of fitted wall and base units set under and over an oak work surface. Features including gas fired Smeg free standing range cooker with gas six ring hob and underset oven and warming trays etc. Set under a chrome extractor hood. Composite sink and drainer with swan neck mixer tap. Plenty of space for dishwasher and wine cooling fridge etc. Modern graphite fitted radiator. Large form tiled flooring. uPVC double glazed picture window offering pretty views across the rear garden/ Slate laid window sill. Metro tiled splashback. Range of inset LED spotlighting. Opens through into utility room.

Sun Room 9'5 x 6'2 (2.87m x 1.88m)

uPVC construction with mono-pitched roof structure. uPVC double glazed finish to both walls and ceiling. Large form tiled flooring to match dining room. Attractive tiled walled finished in a terrazzo effect. Pretty views across the gardens beyond.

Utility/Pantry

Further range of fitted wall and base units.

Sitting Room/Bedroom Four 11'7 x 11'3 (3.53m x 3.43m)

An attractive secondary reception space currently in use as sitting room but could easily double as a forth bedroom. uPVC double glazed window to front elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Modern fitted vertical radiator. Currently in use a cinema room and wired etc.

Bedroom Three 13'11 x 8'7 (4.24m x 2.62m)

Good sized double bedroom with uPVC double glazed sliding patio doors to rear elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted modern vertical radiator. Full wall width run of six fitted wardrobes.

Shower Room 7'5 x 5'11 (2.26m x 1.80m)

Three piece modern fitted suite in white comprising over-sized walk in shower cubicle with integrated chrome shower and rainfall shower head attachment. Separate shower head fitment behind a glazed and chrome shower screen. Low level dual flush WC. Pedestal wash hand basin and chrome mixer tap. Underset vanity unit and eyeliner LED mirror. Fully tiled walls. Terrazzo style tiled flooring. Coved and skimmed ceiling. LED spotlighting. uPVC double glazed opaque window to rear elevation. Wall hung heated towel rail.

First Floor

Landing

Accessed via open tread staircase to first floor landing. Fully skimmed walls. Coved and skimmed ceiling. Fitted carpet. Good sized airing cupboard housing pressurised water cylinder.

Master Suite Bedroom One 13'7 x 10'10 (4.14m x 3.30m)

Excellent sized double bedroom. uPVC double glazed window to front elevation. Skimmed walls and ceiling. Fitted carpet. Graphite style modern fitted radiator. Six door run of fully fitted wardrobes. Doorway opens through into dressing room/study.

Dressing Room/Study

Attractive room set into eaves currently set up as home working office. Easily adaptable to dressing room. Two inset double glazed Velux windows with inset blackout blinds. Skimmed walls and ceiling. LED spotlighting. Wood panelled flooring.

Master Suite Bathroom One 11'0 x 8'1 (3.35m x 2.46m)

Three piece suite in white comprising wood panelled bath with chrome mixer tap and shower head fitment. Electric shower and shower head attachment. Low level dual flush WC. Oversized wash hand basin with under set vanity unit and eyeliner mirror. Wooden clad walls. Tiled splashbacks, Double glazed Velux windows set into eaves. Wood flooring. Towel rail housed to wall.

Bedroom Two 18'10 x 8'7 (5.74m x 2.62m)

Another good sized double bedroom. uPVC double glazed window to

rear elevation overlooking the pretty rear gardens. Fully skimmed walls and ceiling. Access to loft via hatch.

Outside

Home Office 14'11 x 8'8 (4.55m x 2.64m)

Fully insulated home office. Double patio doors open into an open plan space that is extremely adaptable.

Gardens & Grounds

Foxhollows is the first property on your left with tarmac driveway offering space for multiple vehicles with lawned parcel to the side and additional land extending down to the tree lined ford. Wide graduated paved steps rise to the front veranda, an elevated terrace extends to the side. A very sociable space with outdoor kitchen, sun terrace and pergola with hot tub to remain. The grounds extend further to the rear with top lawn and stocked borders, fully insulated home office pod/studio and rear courtyard and greenhouse and store to the far side. The attached single garage lie to the side of the property with direct access from the front driveway. Manually operated door opens to a double height pitched garage with mezzanine storage level over with multiple power points and side windows allowing natural light in.

Services & Tenure

Mains water, electricity, drainage, LPG tank. Freehold.

Directions

From our office in Cowbridge take the A48 towards Cardiff. As you enter the village of Bonvilston turn right immediately before the Aubrey Arms, travel a short distance and turn right at the T junction. Follow this road for approximately 2 miles and turn left down Pancross Hill into Llancarfan. At the T junction in front of the Church turn left and follow the road passing the Fox & Hounds on your righthand side. Just after the pub turn right and cross over the ford. As you come out of the ford immediately turn right by our Harris & Birt for sale board, and Foxhollows is the first property on your left hand side. What3words ///skies.farm.beast

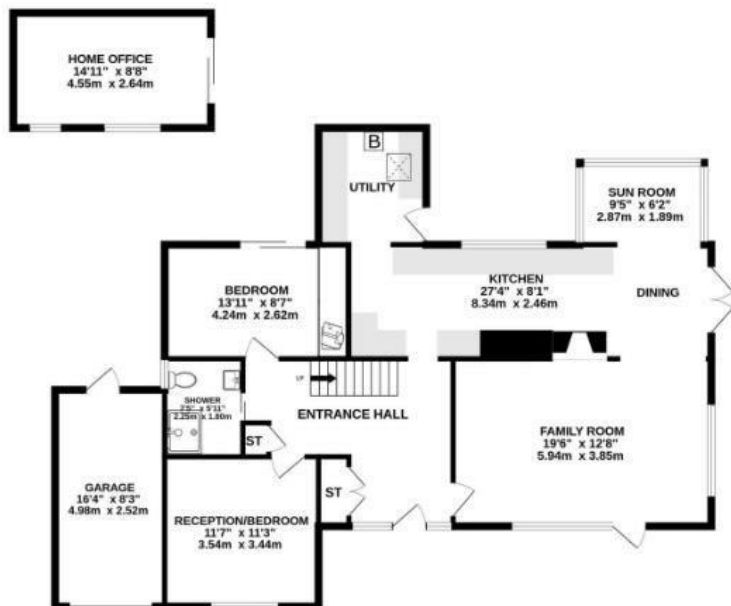








GROUND FLOOR
1321 sq.ft. (122.7 sq.m.) approx.



1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 1970 sq.ft. (183.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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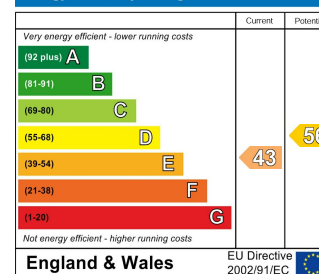
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating

