



Eastleigh Castle Precinct

Llandough, Cowbridge, CF71 7LX

Price £625,000

HARRIS & BIRT



A comprehensively refurbished and beautifully appointed four bedroom, two bathroom, four living space detached house tucked away along side the ancient parish church in the small pretty village close to Cowbridge. In brief terms the accommodation includes; attractive entrance hall, cloakroom, large through drawing room, good sized dining room, living room, beautifully fitted kitchen/family room, utility room and plenty of storage space. Drawing room, dining room and family room all have French doors lead out to the pretty south westerly facing walled gardens. Upstairs all four bedrooms are doubles and there are two quality bathrooms. Interestingly there is planning permission to extend upstairs to make bedroom four and the main bathroom bigger and create an additional en suite bathroom.

Llandough is just a few minutes drive from the market town of Cowbridge with its excellent local facilities including highly regarded schooling for all ages, a wide range of shops both national and local, library, health centre, sporting and recreational facilities including leisure centre, tennis club, cricket club, squash club, bowls club etc. Llandough is situated very much in the heart of the Vale of Glamorgan with the heritage coast line just a few miles south. The main road network brings major centres within comfortable commuting distance including the Capital City of Cardiff, Newport and Swansea, Bridgend, Llantrisant etc.

- Detached Property in the Quaint Village of Llandough
- Four Bedrooms
- Off Road Parking To Front
- Far Ranging Views
- Immaculate Condition
- Three Reception Rooms
- Within Cowbridge Comprehensive Catchment
- EPC - D

Accommodation

Ground Floor

Entrance Porch 8'3 x 5'8 (2.51m x 1.73m)

Pitched roof over. Timber storm doorway. Flagstone floor. Windows on two sides.

Reception Hall 11'0 x 16'1 (3.35m x 4.90m)

Glazed inner doorway. Limestone floor. Dog legged stairway to first floor.

Cloakroom 4'8 x 3'11 (1.42m x 1.19m)

Contemporary finish with limestone floor and suite in white comprising rectangular wash hand basin set on wall to wall vanity unit with cupboards under and concealed cistern for low level WC. Tiled splashbacks. Chrome wall mounted radiator. Inset ceiling lighting.

Drawing Room 13'8 x 21'4 (4.17m x 6.50m)

An attractive well proportioned through room enjoying views to the front over the woodland opposite whilst to the rear French doors lead out to the rear terrace and walled rear garden. Tiger glass fronted cast iron wood burning stove set on slate hearth with shelved recess to side with cupboard under. Yorkshire boarded media wall.

Dining Room 11'0 x 11'7 (3.35m x 3.53m)

Approached via glazed double doors from the reception hall. Oak floor. French doors lead out to the rear garden and terrace. Inset ceiling lighting. Contemporary vertical radiator.

Living Room 8'10 x 10'0 (2.69m x 3.05m)

Front views to woodland opposite. Two high windows to side. Oak styled floor. Inset ceiling lighting.

Kitchen/Family Room 13'1 x 15'3 (3.99m x 4.65m)

Luxuriously fitted with a range of hand built wall and base units, hand painted in Farrow and Ball 'Cornforth White' and Silestone work surfaces. Features include 'Quooker' hot water dispenser to twin Belfast sink, built under Bosch dishwasher with decor panel, built in Bosch oven in stainless steel and glass with matching second

oven/microwave and warming drawer, Bosch induction hob with AEG extractor built into canopy over, space for an American style fridge freezer, wine rack, range of storage cupboards and shelving. Underfloor electric heating under the Elm ceramic tiled floor. An attractive room with part pitched ceiling with a range of lighting and the end wall virtually all in glass making the room extremely light and with double doors out to the walled rear garden and with further window to side.

Inner Hall 8'6 x 13'2 (2.59m x 4.01m)

Leading directly off the reception hall and providing additional access to the Kitchen/Family Room as well as the Living Room and Utility Room. Light oak style floor. Walk in shelved storeroom with electric light. Sizeable cloaks cupboard.

Utility Room 9'3 x 7'3 (2.82m x 2.21m)

Range of matching base units and tall cupboards. Stainless steel sink and drainer. Space and plumbing for washing machine. Inset ceiling lighting. Worcester oil fired boiler which heats the central heating and domestic hot water supply. Part glazed UPVC storm doorway leading out to side.

First Floor

Landing 11'11 x 15'6 (3.63m x 4.72m)

Attractive dog-leg staircase from reception hall. Picture window enjoying views to the woodland across the road. Access to part boarded roof space via fold down ladder. Shelved airing cupboard.

Master Suite Bedroom One 11'8 x 12'3 (3.56m x 3.73m)

Front woodland view. Inset ceiling lighting. Large flush fitted wardrobe with double door. En Suite is;

Master Suite Bathroom One 3'2 x 6'10 (0.97m x 2.08m)

Luxury modern suite in white comprising low level WC, wash hand basin and shower cubicle with power shower. Inset ceiling lighting. Extractor. Travertine tiling to floor, shower and walls. Opaque glazed window.

Bedroom Two 11'7 x 12'1 (3.53m x 3.68m)

Measurements include range of wall to wall floor to ceiling

part mirrored fitted wardrobes. Also enjoying delightful front views. Inset ceiling lighting.

Bedroom Three 13'0 x 8'5 (3.96m x 2.57m)

Pretty views over the rear garden and parish church to the side. Inset ceiling lighting.

Bedroom Four 13'1 x 8'3 (3.99m x 2.51m)

Views over the rear garden and church grounds.

Bathroom Two 11'0 x 5'9 (3.35m x 1.75m)

Luxuriously fitted with modern suite in white comprising bath with glazed side screen and shower over and tiled around in green marble mosaic tiling. Vanity unit with free standing wash hand basin with Porcelanosa vanity unit and concealed cistern or low level WC. Wall mounted radiator/towel rail. Extractor. Inset ceiling lighting. Opaque glazed windows.

Outside

Gentle flight of feature steps to front door. Parking area to front. Flagstone terraced front featuring raised timber clad densely stocked shrubbery beds. Gated side access. Useful storage areas to either side of the property. Pretty rear garden which is part fence and partly bounded by the stone wall to the church grounds. Raised shrubbery borders. Good sized paved terrace with access directly from the French doors in the drawing room, dining room and kitchen/family room.

Services

Mains water and electricity. Central heating via oil. No gas. Private drainage run by property owners management company, variable annual cost currently £280 per annum. New installed Worcester combi oil boiler in May 23 and an extended 7 year warranty/guarantee.

Directions

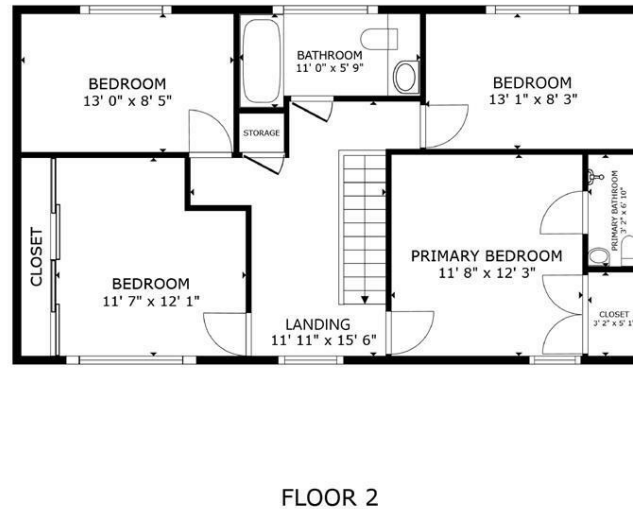
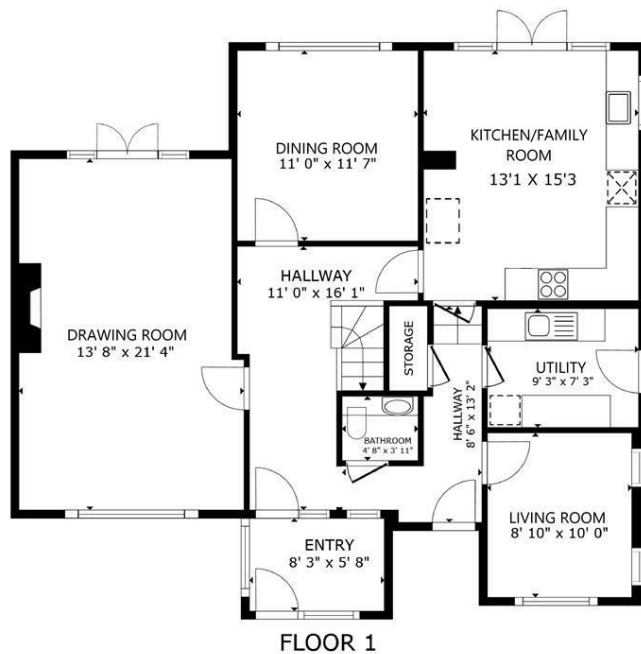
From our offices at 65 High Street turn left and up to the traffic lights and turn right onto the St Athan road after leaving Cowbridge take the first turning right and follow the pretty little lane across the river thaw and up the hill into Llandough. Turn right into Castle Precinct and follow the road all the way around to the left keeping the church on your left hand side and Eastleigh is alongside the Church.











GROSS INTERNAL AREA
FLOOR 1 1,067 sq.ft. FLOOR 2 785 sq.ft.
TOTAL : 1,853 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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