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27 Timbers Green
Llangan, The Vale of
Glamorgan , CF35 5AZ

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Asking price **£699,500**

Extended four bedroom detached family house of excellent proportions in a quiet, well located development with the particular benefit of a superb rear orangery, capturing stunning south west views, panoramic rural and distant sea views.

Extended detached four bedroom family house in a fine position with generous lawned gardens and superb panoramic views

Entrance hall and cloakroom, living room, study and sitting room which extends into a large rear orangery with bi-folding doors

Modern kitchen breakfast room and utility room

Galleried landing, four double bedrooms, full en-suite bathroom

Excellent parking and large double garage, generous lawned and paved rear garden with spectacular panoramic views

Exclusive development with easy access to Cowbridge, M4 etc.





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Traditional spindled quarter turn staircase to first floor with understairs cupboard, 'Amtico' timber floor. CLOAKROOM (5'3" x 3'), white low level WC, corner wash hand basin with tiled splashback. LIVING ROOM (17'9" x 12'6"), matching 'Amtico' timber floor, Upvc double glazed bay to front elevation, wall mounted contemporary bio-fuel fire. STUDY (9'6" x 9'8"), fitted cupboard, double glazed window to front elevation. SITTING ROOM/ HOME OFFICE (10'6" x 10'2"), 'Amtico' timber effect flooring as throughout the ground floor extending into an exceptional open plan rear ORANGERY (28'3" x 12'10") combining sitting and dining areas with large glazed lantern over, 'Bronpi' free standing wood burning fire with glass to three sides, Upvc double glazed windows and bi-folding doors to rear garden with spectacular west facing view. Open plan to KITCHEN/

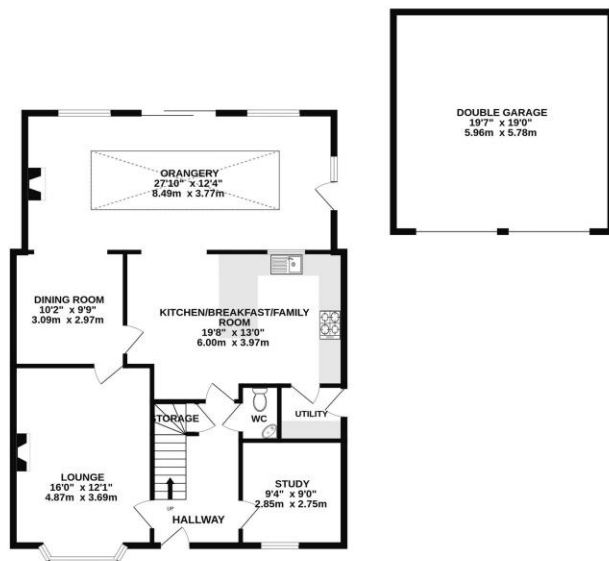
BREAKFAST ROOM (20'2" x 13'6" max) light grey Shaker style range of fitted base and wall cupboards with white Quartz worktops and breakfast bar over, inset one and half bowl sink, integrated dishwasher, induction hob, extractor, double oven and microwave, space for American style fridge freezer(available by sep negotiation). Door to UTILITY ROOM (6' x 5'4"), space and plumbing for washing machine and tumble dryer (dryer and washing machine available by sep negotiation), fitted cupboards, concealed Baxi LPG central heating boiler, roll top worksurface and stainless steel sink. Door to driveway.

Staircase rises to an attractive galleried landing with loft hatch, window to front elevation and double doors to airing cupboard containing large pressurised hot water tank. BEDROOM ONE (14'1" x 13'9"), excellent bank of four floor to ceiling fitted wardrobes, double glazed windows with splendid view. EN-SUITE BATHROOM (8'43" x 6'9"), modern white suite including double ended bath, fully tiled double shower with glazed entry door, white low level WC and wash hand basin with vanity cupboard, frosted double glazed window and heated towel rail.

BEDROOM TWO (11'7" x 10'1") also with fine rural aspect to rear, built in double wardrobe. Double BEDROOM THREE (12'3" x 8'10"), aspect to central green, built in double wardrobe. Double BEDROOM FOUR (12'6" x 11'6") a large double bedroom with aspect to front. FAMILY BATHROOM (8'8" x 8'8" max), modern suite including panelled double ended bath, wash hand basin with vanity drawers, white low level WC and fully tiled double shower cubicle with glazed entry door. Timber effect floor and frosted double glazed window.

A shared approach driveway extends to the side of the property where there is comfortable parking for four cars and access to a large detached double GARAGE (19'6" x 19'3"), twin up and over doors, power and light with excellent storage over. EV Car Charger included. Semi circular front lawn and pathway to front door. Outside lighting and power. The rear garden is principally lawned with a sandstone paved patio, beyond which is a spectacular west facing panoramic view which is a particular feature of the property.

GROUND FLOOR
1458 sq.ft. (135.4 sq.m.) approx.



1ST FLOOR
752 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA: 2209 sq.ft. (205.2 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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Directions

From our Cowbridge office travel in a westerly direction up the high street filtering onto the A48 towards Bridgend. Turn right at the Pentremeyrick crossroads past Llangan Primary School (on your left) and up the hill turning left into Timbers Green.

Tenure

Freehold

Services

Mains water, drainage and electricity, Communal Calor gas tank metered to each property. Site Service charges £16.86 per month to Management Company Greenbelt
Council Tax Band G
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

