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Ty Canol

Llandow,

Cowbridge,

The Vale Of Glamorgan,

CF71 7NU

Ty Canol

Asking price **£710,000**

This spacious five double bedroom property, situated in the very pretty Vale village of Llandow, with rear garden bordering farm land will make an ideal family home.

Exceptionally spacious, five bedroom family home, with private parking for up to four cars.

Peaceful setting in Llandow Village.

Two reception rooms, plus open plan, kitchen/dining room.

Utility room, ground floor cloakroom, and integral garage.

Four double bedrooms to first floor, bedroom one with en-suite shower room, plus a family bathroom.

Second floor attic conversion with fifth double bedroom/home office/study and sitting area.

Enclosed rear garden, bordering farmland.

Close to Cowbridge, good schools, nursery, leisure centre, Heritage Coast lies to the south, London via train in 2 hours etc.

Vacant possession, and no ongoing chain.

Viewings highly recommended.





Exceptionally spacious, five double bedroom link-detached family home, with covered walkway to each side, situated in the highly sought-after and peaceful setting of Llandow village, with rear garden bordering farmland.

The accommodation briefly comprises; reception HALLWAY (7'2" x widening to 9'1" x 21'2") with open tread staircase to the first floor. Cloaks storage cupboard with fitted shelving and hanging rails. The LOUNGE (16'10" x 18'3") is dual aspect with window to front and bi-fold patio doors to rear giving access and views into the rear garden and fields beyond. Continuation of the same exposed maple strip wood flooring as the entrance hallway. A woodburning stove is set on a ceramic tiled hearth with matching inset and ornate surround and mantle. Display shelving and baseline units in recesses flanking fireplace. The SITTING ROOM (16'7" x 12'11") is dual aspect with windows to both sides and has a continuation of the same flooring as the reception hallway. This versatile room with study area gives access into the integral GARAGE (12'1" x 13') which has a single up and over door from the driveway, window to side and benefits from power, lighting and wall mounted shelf space.

The impressive open plan, KITCHEN/ DINING ROOM (16'4" x 11'9" plus 11'10" x 12') has windows and bi-fold patio doors into the rear garden. Within the kitchen is a range of matt grey, base, larder, wall mounted and island units. Contrasting work surfaces comprise: black granite over base units and white composite on the island. Integrated appliances include double oven halogen hob with hood over. Space and plumbing for dishwasher and fridge/freezer. The dining area has a continuation of the same flooring as entrance hall. The kitchen has slate flagstone tile floors which continue into the UTILITY ROOM (7'9" x 6'9") which has a further range of base, wall mounted and larder units space and plumbing for white goods and housing the oil fired central heating boiler. Finally on the ground floor is a CLOAKROOM with a white two-piece suite, full ceramic tiling to floor and walls.

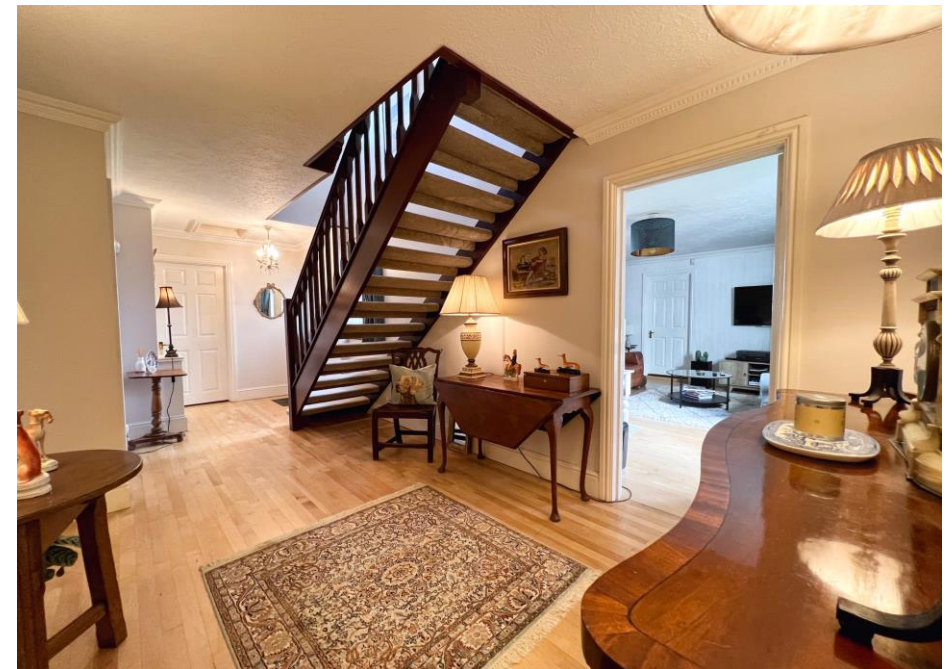
The first floor landing with space saver staircase to the second floor. Access to the bedroom accommodation. BEDROOM ONE ((13'4" widening to 18' to built in wardrobes x 13') is a large double bedroom with window to side. Double doors into built-in wardrobe cupboard. The room benefits from an EN-SUITE SHOWER ROOM (7'4" x 6'10") housing a white three-piece suite, which includes shower cubicle with mains powered rainfall shower fitted with additional handset. Travertine tiling to floor and ceramic tiling to walls. BEDROOM TWO (11'10" x 12') and BEDROOM THREE (12'1" x 11'9") both enjoy far-reaching views over the garden and fields beyond. BEDROOM FOUR (9'1" max x 12'1") is dual aspect, with windows to front and side, with a built-in double wardrobe cupboard. The FAMILY BATHROOM (6'3" x 8'7") with window to side has a white three-piece suite which includes a panel bath with a mains powered rainfall shower and

additional handset with full travertine tiling to floor and walls. The second floor attic conversion comprises with a SITTING ROOM (13'2" max x 9'2" with head height of 7'3" at Apex) on the landing with Velux skylight to rear, built-in storage cupboard and access into eaves storage. BEDROOM FIVE/ STUDY (14'3" x 13' with head height of 7'3" at Apex) is a generous size room with two Velux skylights to rear and a bespoke 'Neville Johnson' range of fitted office furniture.

To the front of the property is an ornate gravel driveway offering parking space for 3/4 vehicles. A lawn and garden is boarded by neat privet hedge row with a mature tree plus shrub and flower borders. Immediately to the front of the property is a slate flagstone laid patio area.

Covered walkways to both sides of the property lead into the enclosed landscaped rear garden. Large decked patio areas, extend from both the lounge and dining onto a lawned garden bordered by stonewalling an overlap wood fencing. This idyllic and peaceful garden enjoys views over the neighbouring fields and the sound of running water from a nearby brook.

Accessed via a "No Through" road, Llandow is a very tranquil village offering a delightful blend of old and new properties. There is a village hall which hosts many events during the year including the very popular Llandow annual summer fete.





Directions

Leave Cowbridge and travel south on the Llantwit Major Road. At Nash, crossroads, proceed, straight ahead, signposted, Llandow. Proceed over the next crossroads and travel into the village. Ty Canol will be found on the right hand side after the postbox.

Tenure

Freehold

Services

Mains electricity, water, drainage, oil fired central heating
 Council Tax Band G
 EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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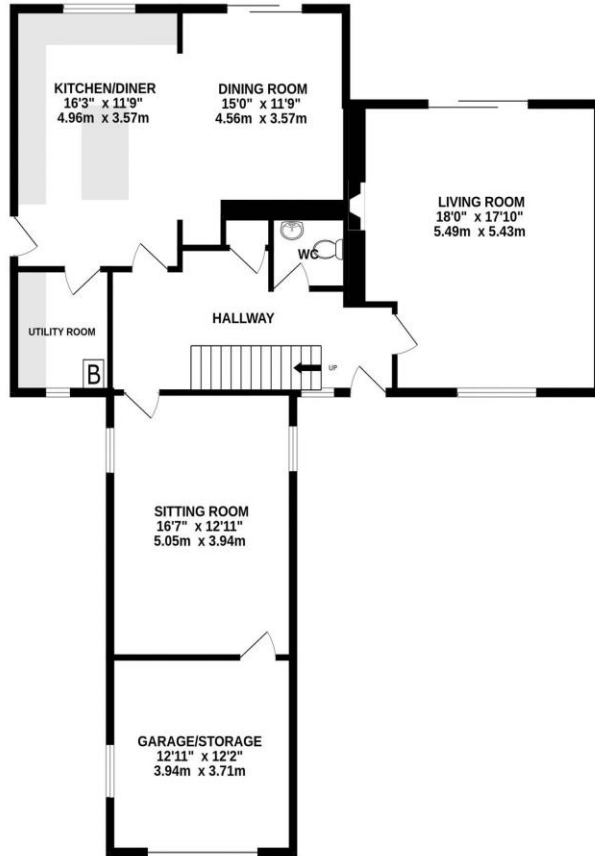
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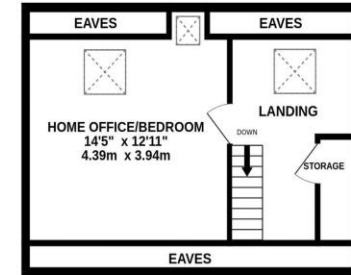
GROUND FLOOR
1231 sq.ft. (114.4 sq.m.) approx.



1ST FLOOR
804 sq.ft. (74.7 sq.m.) approx.



2ND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 2423 sq.ft. (225.1 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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