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**Elscott House**  
Llysworney, Nr Cowbridge,  
The Vale Of Glamorgan,  
CF71 7NQ



## Elscott House

Asking price **£350,000**

Characterful, double-fronted, three bedrooms semi-detached stone-built cottage with good size rear garden, off road parking for two vehicles and a generous single garage. Well located in the heart of a desirable Vale village.

Charming semi-detached cottage offering potential for improvement

Hallway, lounge/ dining room, separate sitting room, kitchen/ breakfast room

Landing, three bedrooms, shower room

Off road parking for two cars

Large single garage

Good size rear garden

Located in popular Vale village a short drive from the amenities of Cowbridge and Llantwit Major train station

Convenient access to J35 of M4 and A48









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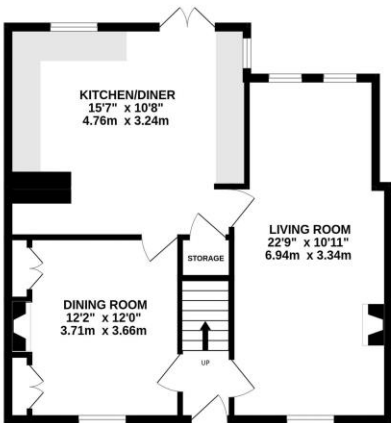
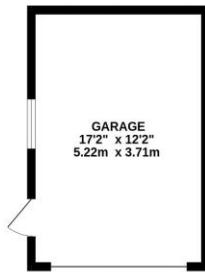
Double glazed entrance door to HALLWAY tiled floor and staircase to first floor, stripped panelled cottage doors to a large through LOUNGE/ DINING ROOM, Upvc double glazed windows to front and rear elevations, beamed ceiling and recessed wood burning fire, exposed natural stonework to one wall and connecting door to rear

kitchen. Separate SITTING ROOM , Upvc double glazed window to front, timber effect floor, gas fire with carved timber surround flanked by built-in cupboards and display shelving. Connecting door to rear KITCHEN/ BREAKFAST ROOM with range of pine base and wall cupboards, roll-top worksurface and stainless steel one and half bowl sink and drainer, large understairs cupboard, integrated single oven, ceramic hob and extractor, space and plumbing for washing machine, double glazed windows and French door to rear garden.

'U' shaped LANDING with double glazed Velux window to front elevation, timber panelling to one wall and ceiling with loft hatch and built-in storage cupboard. BEDROOM ONE, large double room with Upvc double glazed windows to front and rear elevation, built-in wardrobes, cast iron Victorian style bedroom fireplace. BEDROOM TWO with front aspect, fitted wall shelving and similar Victorian style fireplace. BEDROOM THREE a small double with timber panelling to one wall and double glazed window to garden, part-pitched ceiling. Steps down from landing to rear SHOWER ROOM containing a large glazed shower enclosure, low level WC and wash hand basin with tiled splashback and double glazed window to rear.

The property fronts on to the pavement with side access to single parking space, from which timber double doors lead to an inner block paved parking area with access to a large detached single GARAGE, electric up and over door, power and light. The rear garden combines two lawned areas linked by an ivy-clad archway flanked by mature shrubbery, apple and pear tree.

GROUND FLOOR  
847 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 1310 sq.ft. (121.7 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 Cowbridge travel West along the A48. At Pentre Meyrick crossroads turn left, continue on this road into Llysworney village where Elscott can be found on your left hand side.

What3words:

snoozing.exchanges.zipped

### Tenure

Freehold

### Services

Mains water, electric, drainage. Oil heating.

Council Tax Band G

EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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**AWAITING EPC**

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