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Phillips Cottage
Llandough, Cowbridge,
The Vale Of Glamorgan,
CF71 7LR

Phillips Cottage

Asking price **£599,950**

Detached, four bedroom, three reception room family house located in a quiet edge of village location enjoying particularly generous, well-balanced garden plot with south facing rear garden. A short drive from the country town of Cowbridge.

Detached four bedroom family house in a beautiful semi-rural setting

Entrance hall and cloakroom, living room with multi-fuel fire, dining room and study, kitchen breakfast room

Four bedrooms and family bathroom

Attached double garage

Semi-rural setting with well-balanced mature garden plot

South facing rear aspect

Short drive to Cowbridge town centre and amenities





Detached, four bedroom, three reception room family house located in a quiet edge of village location enjoying particularly generous, well-balanced garden plot with south facing rear garden. A short drive from the country town of Cowbridge.

Upvc double glazed entrance door and side panel to HALLWAY, staircase to first floor with ranch balustrading. Door to CLOARKOOM containing white low level WC and wash hand basin with tiled splashback, frosted double glazed window. LIVING ROOM, double glazed Upvc window to front garden with matching window and French door to rear aluminum framed greenhouse, multi-fuel fire inset in a natural stone chimney breast. DINING ROOM double glazed window to a beautiful private rear garden and serving hatch to kitchen. Generous STUDY with fitted shelving and double glazed window to front.

KITCHEN BREAKFAST ROOM, timber fronted base wall and tall cupboards with white work tops, stainless steel double bowl sink and drainer, cooker to remain, other white good available if required, room for a breakfast table, double glazed window to rear and door giving sheltered access to the garage.

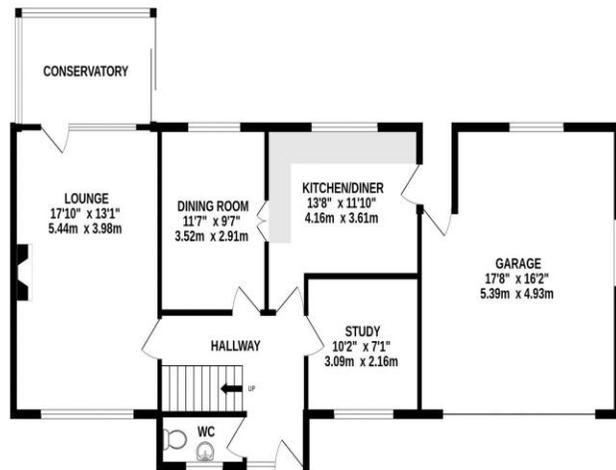
'L' shaped LANDING with double glazed window, loft hatch and double airing cupboard with foam lagged cylinder tank and slatted shelving. Door to BEDROOM ONE, a large double room with fitted floor to ceiling built-in wardrobes and aspect to rear garden. Double BEDROOM TWO with second loft hatch and double glazed window to rear. BEDROOM THREE, again, a generous double with double glazed window overlooking private, mature rear garden. BEDROOM FOUR with double glazed window to front elevation.

FAMILY BATHROOM, coloured suit including corner bath, separate fully tiled shower cubicle, pedestal wash hand basin and low level WC, fully tiled walls and frosted double glazed window.

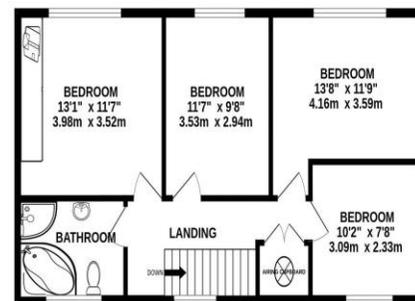
Lawned front garden with pathway to front door, flower and shrub beds and double width paved driveway providing parking and access to attached double GARAGE with electric roller door, windows to side and rear and useful storage over. Floor mounted 'Worcester' oil fired central heating boiler. Potential to convert and/or extend over subject to planning permission.

Gated side path gives access from front to rear where there is a paved sitting area and generous lawn enclosed by hedged and natural stone walled boundaries with deep mixed flower and shrub beds and mature specimen trees and mature apple tree. An aluminum framed lean-to GREENHOUSE/ CONSERVATOY is attached to the rear of the property.

GROUND FLOOR
1070 sq.ft. (99.4 sq.m.) approx.



1ST FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 1717 sq.ft. (159.5 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 South along the St. Athan Road. Leave the Town and drop down the Hill, as the road rises turn right, continue along this country lane into Llandough Village. As the road bears left, proceed straight ahead, where Phillips Cottage is found on the left.

What3Words: Unit.Bypassed.Bucket

Tenure

Freehold

Services

Mains water, electricity, cesspit drainage, oil central heating
Council Tax Band G
EPC Rating E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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