



hrt

herbert r thomas

hrt.uk.com

Ty Canol

Llandow

Cowbridge

The Vale Of Glamorgan

CF71 7NU

Ty Canol

Asking price **£650,000**

Spacious five double bedroom property, situated in the very pretty Vale village of Llandow, with rear garden bordering farm land. An ideal family home In an Idyllic rural setting.

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.





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.

Accessed via a no through road, Llandow is a lesser known but exceptionally pretty and private village combining a delightful mix of old and new properties. There is a friendly and active village community centred around the village hall which combines film nights, pub nights, a summer fetae, a winter social hub with a variety of social events. For those with an equestrian interest, there are two riding schools and a livery within the area. Importantly, there is super fast broadband available in the village and is connected to the property. There is a wide range of public footpaths allowing easy access into the countryside and by car, Cowbridge or Llantwit Major is approximately 8 minutes travel with a similar driving distance to the A48. A rail station at Llantwit Major provides free parking with access to Barry, Cardiff or Bridgend.

Reception HALLWAY (7'2" widening to 9'1" x 21'2") open tread staircase, storage cupboard with fitted shelving and hanging rails. LOUNGE (16'10" x 18'3") is dual aspect with window to front and bi-fold patio doors to rear with views into the rear garden and fields beyond, maple strip wood flooring. Woodburning stove is set on a ceramic tiled hearth with matching inset and ornate surround and mantle. Recessed display shelving and base units. SITTING ROOM (16'7" x 12'11") windows to both sides and maple strip flooring. A versatile room with study area and access to the integral GARAGE (12'1" x 13') single up and over door, window to side, power, lighting and wall mounted shelf space.

Impressive open plan, KITCHEN/ DINING ROOM (16'4" x 11'9" plus 11'10" x 12') windows and bi-fold patio doors to rear garden. Range of matt grey, base, larder, wall mounted and island units. 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. Maple strip flooring in dining area. The kitchen has slate flagstone tile floors which continue into the UTILITY ROOM (7'9" x 6'9") range of base, wall

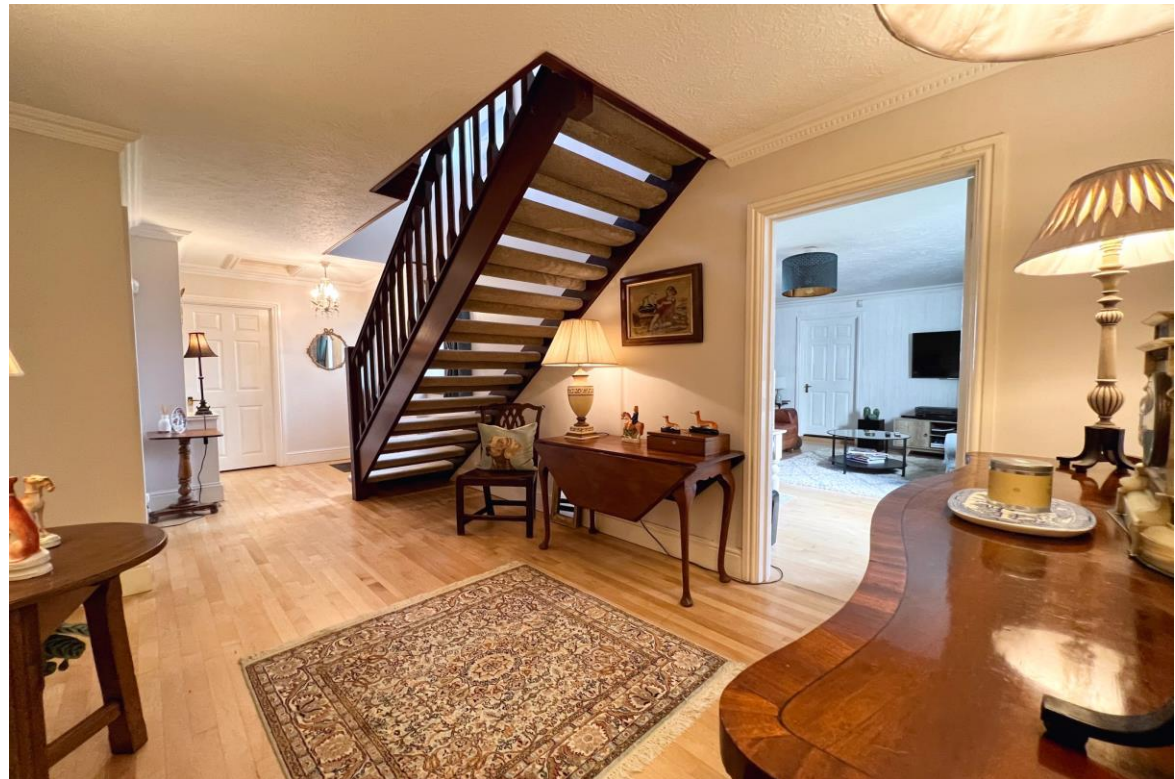
mounted and larder units space and plumbing for white goods, oil fired central heating boiler. CLOAKROOM with a white two-piece suite, full ceramic tiling to floor and walls.

Landing with space saver staircase to the second floor. BEDROOM ONE (13'4" widening to 18' to built in wardrobes x 13') a large double bedroom built-in wardrobe. 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. FAMILY BATHROOM (6'3" x 8'7") window to side, white three-piece suite which includes panel bath with a mains powered rainfall shower

and additional handset with full travertine tiling to floor and walls. The second floor attic conversion including SITTING ROOM (13'2" max x 9'2" with head height of 7'3" at apex) 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) 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 bordered by a 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 lead into the enclosed landscaped rear garden. Large decked patio areas onto a lawned garden bordered by stonewalling and overlap wood fencing. This idyllic and peaceful garden enjoys views over the neighbouring fields and the sound of running water from a nearby brook.





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

hrt.uk.com

hrt
herbert r thomas

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

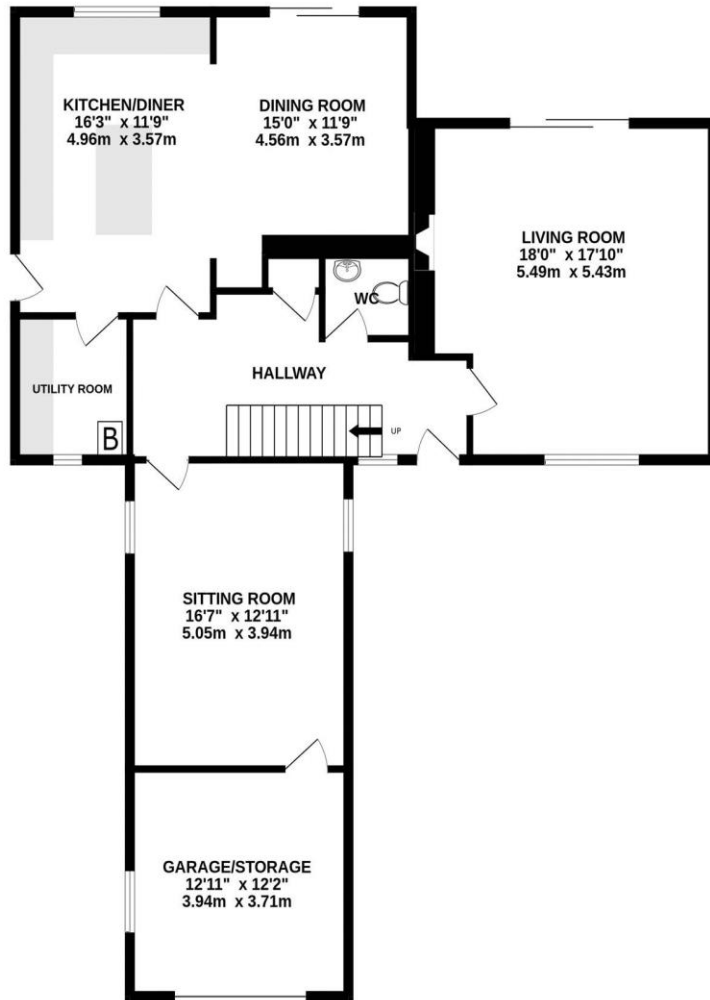
hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 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.



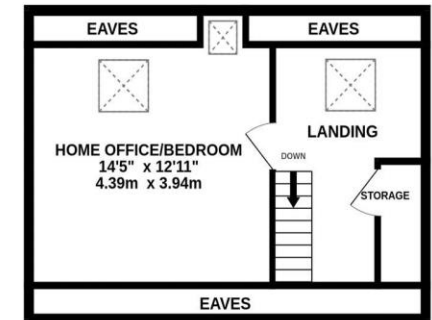
GROUND FLOOR
1231 sq.ft. (114.4 sq.m.) approx.



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.

Made with Metropix ©2023

