





## Sycamore

Sigingstone, Cowbridge

\*\*\*NEW PRICE - for a swift sale!\*\*\* Rarely available, this semi detached home with stunning countryside views, garage and outbuilding, is located in the sought after village of Siginstone, Vale of Glamorgan. The property briefly comprises entrance hall, kitchen/diner and sitting room to the ground floor. To the first floor there are two well proportioned bedrooms and bathroom. Outside there are well maintained cottage style gardens to the front, side and rear with mature flower beds. Together with a driveway, garage and a sizable stone outbuilding which could be used for a workshop/studio or converted into an office etc. The property enjoys hard wood windows, Worcester boiler (oil), intruder alarm security, smoke and heat detectors (wired in), and external double socket and water tap (controlled internally). Viewings are highly recommended to fully appreciate the location and charm the property exudes. Council Tax band: E Tenure: Freehold EPC Energy Efficiency Rating: E EPC Environmental Impact Rating:



- SEMI DETACHED HOME.
- 2 BEDROOMS. EPC E53.
- COUNTRYSIDE VIEWS.
- SOUGHT AFTER VILLAGE LOCATION.
- DRIVEWAY. GARAGE.
- OUTBUILDING.
- RARELY AVAILABLE.



## GROUND FLOOR

### Entrance Hallway

Opening to kitchen/diner. Stairs to first floor. Door to sitting room. Front entrance door.

### Sitting Room

11' 4" x 17' 7" (3.45m x 5.36m)

Hard wood window to front. Radiators. Solid wood flooring. Fireplace (please note that the chimney stack has been removed but the flu remains).

### Kitchen/Diner

17' 1" x 8' 11" (5.21m x 2.72m)

Hard wood windows to rear. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. inset stainless steel sink with mixer tap. Floor standing Worcester boiler (oil) providing the central heating. pantry with fridge. Electric cooker. Washing machine. Down lighting. Radiator.





## FIRST FLOOR

### Bedroom 1

17' 0" x 11' 5" (5.18m x 3.48m)

Hardwood window to front. Radiator. Built in wardrobes.

### Bathroom

5' 10" x 6' 6" (1.78m x 1.98m)

Hard wood window to rear. Low level WC. Pedestal wash hand basin. Panelled bath with mixer shower attachment. Partially tiled walls. Ceramic floor tiles. Radiator.

### Bedroom 2

10' 7" x 10' 5" (3.23m x 3.18m)

Hard wood windows to rear with superb countryside views. Radiator. Overstairs cupboard.

## OUTBUILDING

9' 6" x 25' 10" (2.90m x 7.87m)

Consumer unit. Double socket. Lighting. Door. Window. Excellent potential to be used as a workshop etc.





## **GARDEN**

Front garden - mature with flower beds, laid to lawn. Gate. Side garden - laid to lawn with flower beds and mature tree. Rear garden - laid to lawn with mature flower beds etc and cesspit.

## **GARAGE**

Single Garage

Up and over door.

## **DRIVEWAY**

1 Parking Space



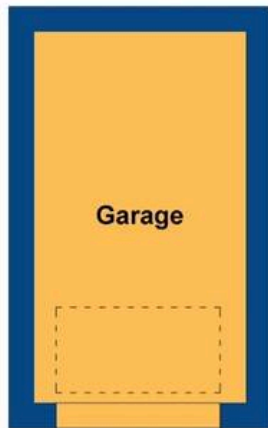


# Sycamore

Approximate Gross Internal Area  
1098 sq ft - 102 sq m  
(Excluding Garage)



OUTBUILDING



GARAGE



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



## Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street – CF61 1XY

01446 792020

[llantwitmajor@chris-davies.co.uk](mailto:llantwitmajor@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.