



Tal Y Llyn, 1 Castle Court
Llandough, Nr Cowbridge, CF71 7LZ

Watts
& Morgan



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Guide Price £585,000 Freehold

4 Double Bedrooms | 1 Bathroom | 1 Reception Room

A sizeable family home nestled in the quiet and reputable village of Llandough near Cowbridge. Tucked in a private and prime position offering views to the front over Llandough Castle and to the rear over the church. This semi-detached property comprises; entrance hallway with study area, lounge with log burner and kitchen/dining room. First floor landing leads into four double bedrooms and a 4-piece family bathroom. Externally providing off-road driveway parking for two vehicles leading to an integral double garage/large studio and a landscaped rear garden. Viewing highly recommended.

EPC Rating; 'D'.



Directions

Cowbridge Town Centre – 1.6 miles

Cardiff City Centre – 14.5 miles

M4 Motorway – 11.0 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

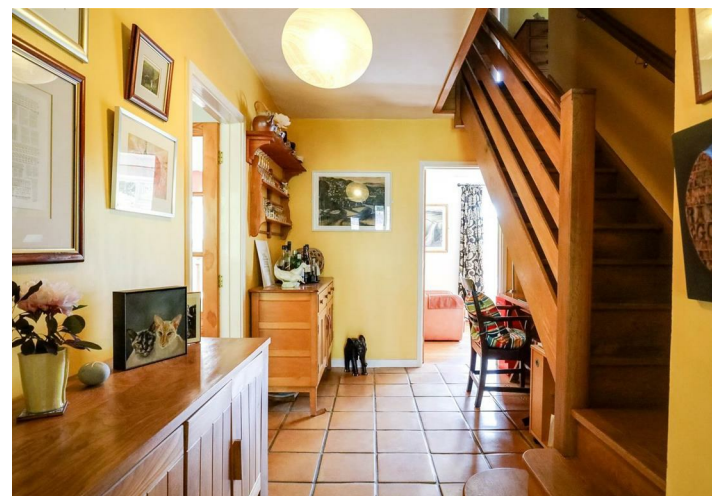
A hardwood barn door leads through into the generous entrance hallway which provides a study area, tiled flooring and an exposed oak staircase leads to the first floor landing. A useful large cloaks cupboard is on offer which also has provisions for a WC.

The lounge is located to the rear of the property and has been fitted with solid oak flooring. A large broad uPVC window overlooks the rear garden and a feature to the room is the freestanding log burner set on a raised tiled plinth which is a lovely focal point to this generous room.

The dual aspect kitchen/dining room enjoys a lovely view over Llandough Castle with space for dining furniture and tiled flooring. The kitchen has been fitted with a range of farmhouse cream shaker-style units with butchers block surfaces. A 'Miele' freestanding dishwasher to remain with further space provided for a Range cooker and fridge/freezer. A stable door leads out to the rear garden with a uPVC window providing an outlook.

On offer to the first floor are four double bedrooms, each bedroom offering ample space for freestanding wardrobes and with a view of either the village church to the rear or Llandough Castle to the front.

Each bedroom has shared use of the family bathroom which is fitted with a 4-piece suite to include a panelled bath with an electric shower over. To remain is a wall-hung vanity storage cupboard plus a Victorian-style towel rail.



ADDITIONAL INFORMATION

Oil central heating. Local sewerage (approx. £250 per annum). Mains water and electricity. Council Tax is Band F.

GARDENS AND GROUNDS

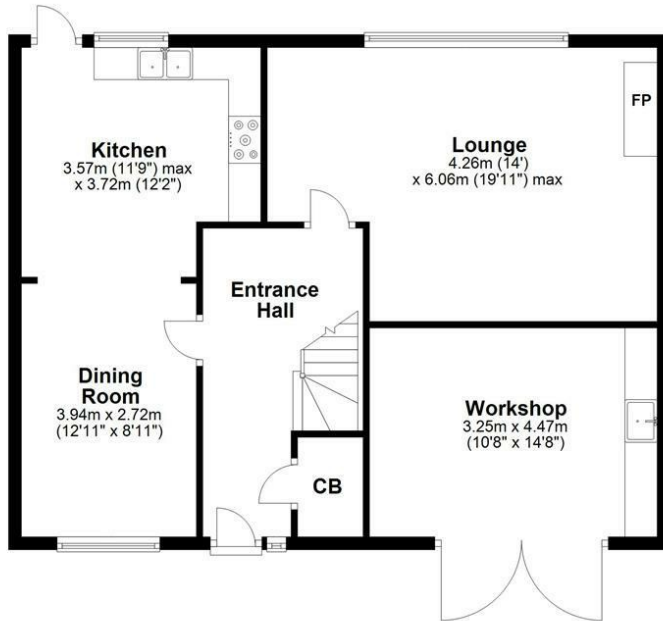
Tal-Y-Llyn is approached off a shared road leading to the private driveway providing off-road parking for two vehicles abreast, leading to an integral double garage which is currently used as a large studio/workshop. The double garage offers double opening hardwood doors, oak flooring, full electric services and water supply with plumbing for white goods.

The front garden is predominantly laid to lawn with an abundance of colourful mature shrubbery to include an eucalyptus tree and a side gate leads to the rear.

To the rear of the property lies a fully enclosed level garden backing onto the village church. A central wildflower meadow is bordered by lawn with a large patio area, which is ideal for al-fresco dining. The garden is planted with an array of colourful mature shrubs, rose bushes and foliage and on offer is a timber storage shed to remain.

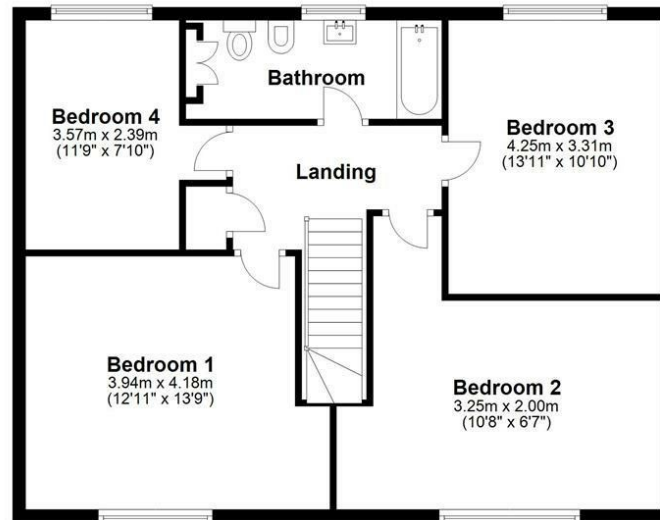
Ground Floor

Approx. 75.2 sq. metres (809.3 sq. feet)



First Floor

Approx. 75.3 sq. metres (810.4 sq. feet)



Total area: approx. 150.5 sq. metres (1619.7 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 58 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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