



Quantos, St Mary Church,
Near Cowbridge, Vale of Glamorgan, CF71 7LT

Watts
& Morgan



Quantos, St Mary Church,

Nr Cowbridge, Vale of Glamorgan, CF71 7LT

Guide price: £550,000 Freehold

3 Bedrooms | 1 Bathroom | 3 Reception Rooms

A great family home close to the edge of this popular village enjoying southerly views. In the heart of St Mary Church, within walking distance to Llanfair Primary School. With scope to extend (subject to appropriate consents) and further improve, the deceptively spacious accommodation include living room with open fire, kitchen, dining room and garden room looking out over - and opening on to - the rear garden. Three double bedrooms and family bathroom to the first floor. Also ground floor WC, shower room, pantry and utility area. Ample driveway parking. Garage. Southerly facing garden to the rear backing on to a paddock.

Cowbridge School Catchment.

EPC rating: E48

Directions

Cowbridge Town Centre – 2.4 miles

Cardiff City Centre – 10.3 miles

M4 Motorway J34 Misken – 10.3 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

About the property

Understood to date from the late 1960's, Quantos is a very well proportioned family home set within a generous plot. It is located close to the edge of this popular village, looking in a southerly direction to the rear over an adjoining paddock with farmland beyond. From the driveway fronting the property, a porch - with shower room off - leads into a hallway. The hall has stairs to the first floor and doors opening into both the kitchen and the family lounge. The lounge is a lovely light room with picture window onto the rear garden. It has, as a focal feature, an open fire within a decorative stone surround. A dining room is open plan to (and adjoins) the lounge and enjoys the same vista on to the garden. A further reception room beyond the living room is a neat Garden Room, ideally positioned looking out over, and opening on to, a paved terrace with garden beyond. Accessed from both the hallway and the dining room, the kitchen looks over the front of the property and links to a neat utility area to one side of Quantos, including a WC, a pantry and a lean-to. Doors open from here to the front and rear gardens respectively.

To the first floor, doors lead from the landing to the three bedrooms and to the family bathroom. All three bedrooms are doubles and all have fitted wardrobes / storage. The two largest bedrooms both look out over the rear garden and over surrounding farmland.

Additional information

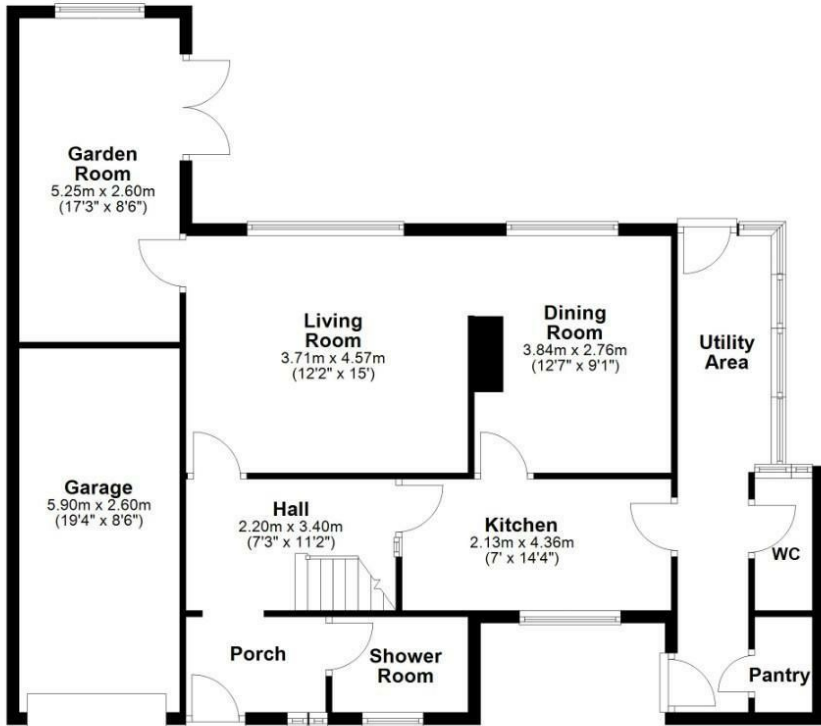
Freehold. Mains electric, water and drainage connect to the property. Oil-fired central heating, Council tax: Band F



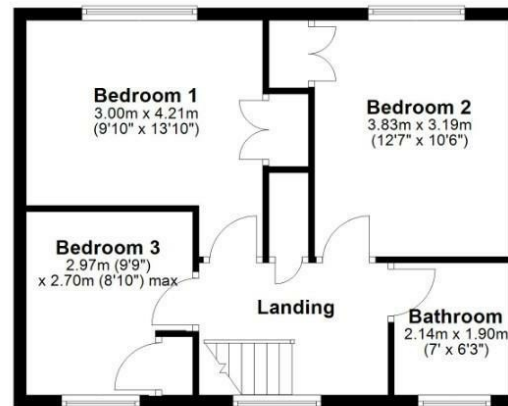
Garden & Grounds

Set within a good sized plot, Quantos is approached over a driveway shared, in part, with two other properties. Fronting the property is ample room for 3 cars to park, the driveway leading to the garage via an up and over door. A path runs to the side of the property, through a timber gated entrance, to the rear garden. The rear of the property enjoys a south-easterly aspect and catches the sun most of the day. A broad, paved patio area leads, in turn, onto a lawn. Stone steps lead down to an additional, larger grassed area with a mature fruiting apple tree and vegetable bed. The rear garden is enclosed by fencing and hedging; the wooden garden store shed is to remain.

Ground Floor
Approx. 99.8 sq. metres (1074.1 sq. feet)



First Floor
Approx. 48.6 sq. metres (523.0 sq. feet)



Total area: approx. 148.4 sq. metres (1597.1 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		74
(55-68)	D		
(39-54)	E	48	
(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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