



Dyffryn Maelog , Llysworney,
Nr Cowbridge, CF71 7NQ

Watts
& Morgan



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Guide Price £450,000 Freehold

2 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A charming, 17th Century character Cottage in the heart of Llysworney village. This detached, sizeable property enjoys a wealth of original features throughout. Accommodation over 1800 sq ft to include; entrance porch with WC, generous lounge with beautiful inglenook fireplace with log burner and original bread oven, dining room and kitchen. Two double bedrooms, both with en-suites. Double integral garage with electric door. Well-tended wrap-around south-facing gardens with orchard, lawn and paved areas.

EPC Rating; TBC.

Directions

Cowbridge Town Centre – 3.3 miles

Cardiff City Centre – 15.9 miles

M4 Motorway – 6.5 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

Dyffryn Maelog is described as a 'County Treasure' by the Vale Of Glamorgan council, nestled to the centre of Llysworney village, with views to the front overlooking the 12th Century Church.

A picturesque, late 17th Century detached cottage which has been extended over time to offer a deceivingly spacious home; yet retaining a wealth of original features throughout.

Gated access into a well-tended garden with footpath to canopied entrance, leads directly into the generous lounge. This delightful reception rooms oozes character and charm with a focal point to this sizeable room being the original inglenook fireplace. The fireplace includes a wood-burning stove with flagged hearth, dressed natural stone reveals and oak mantel, plus an original bread oven recess.

Adjacent to the fireplace is the original winding stone staircase which leads to the principal bedroom. This room also benefits from two cottage-style double glazed windows with timber window seat, and enjoy a lovely outlook over the gardens.

Accessed from the lounge is a porch/boot room with 2-piece WC which provides the front entrance to the property.

To the opposite side of the cottage lies the dining room; a multi-purpose room with space also for a home office area. An exposed staircase with central runner and fitted storage cupboards beneath, leads to the second double bedroom.

Adjacent to the dining room lies the kitchen which has been fitted with a range of farmhouse cream walls and base units with complementary work surfaces. With fitted appliances to remain to include; a 4-ring induction hob, double oven/grill and sink unit with broad double glazed window overlooking West-Vale farmland. There is also a large Velux window and a courtesy door provides easy access into the integral double garage.

To the first floor, the principal bedroom, accessed from the original stone steps in the lounge, is an extremely sizeable double room (original two bedrooms) which benefits from a range of built-in wardrobes. Two double glazed windows enjoy a lovely outlook over the gardens, and towards the Church. This bedroom has its own en-suite bathroom with luxurious claw-foot doubled ended bath, Victorian-style fittings and a double laundry cupboard which houses the LPG gas-fired boiler.

The second double bedroom, accessed from the dining room, also has the benefit of a contemporary shower room with large walk-in shower and Velux window.



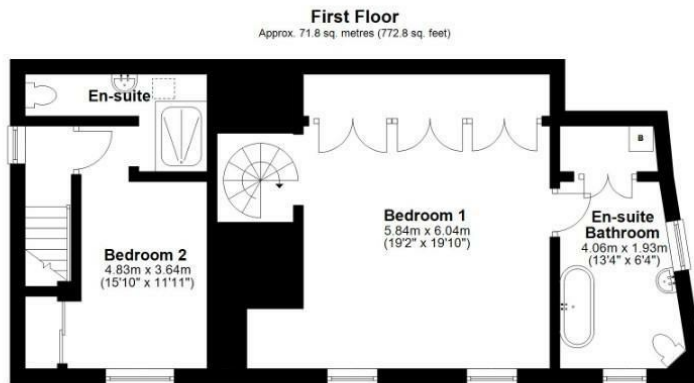
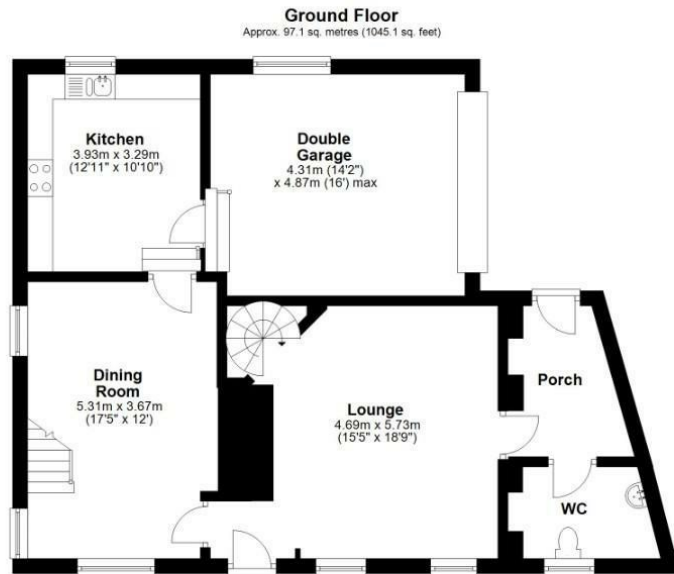
GARDENS AND GROUNDS

Dyffryn Maelog sits on a very generous plot, offering a good degree of privacy to many areas. The wrap-around cottage gardens are predominantly laid to lawn and are fully enclosed by mature hedging and timber fencing. The south-west facing orchard, to the rear aspect, was a recent addition to the property, purchased by the current owner to offer additional garden space to enjoy. There are a number of stone-walled planting borders providing a range of colourful shrubs, and a flagstone footpath leads to the entrance and wraps-around to the rear garden with stone-built wood store.

To the front of the property, and accessed from the Village lane, is the double garage with electrically-operated door and has full power and water supply.

Additional Information

Freehold. Mains services connected. LPG central heating. Council tax band G.



Total area: approx. 168.9 sq. metres (1817.9 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		70
(55-68) D		
(39-54) E		
(21-38) F	30	
(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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