



18 Timbers Green, Llangan,
Nr Cowbridge, Vale of Glamorgan, CF35 5AZ

Watts
& Morgan



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Nr Cowbridge, Vale of Glamorgan, CF35 5AZ

Guide price: £675,000 Freehold

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms

An immaculate, detached family home on this popular development close to Cowbridge. Accommodation over three floors is in exceptional 'move in ready' order throughout and available with no onward chain. Entrance hallway, kitchen/dining room, family lounge and second sitting room/study. Also cloakroom/WC. To the first floor: principal bedroom with fitted wardrobes and en suite bathroom, three further double bedrooms all with fitted wardrobes and family bathroom. Two further bedrooms to the top floor, one with en suite shower. South facing garden with paved patio and lawn to the rear. Driveway parking and double garage.

EPC rating: C79

Directions

Cowbridge Town Centre – 3.4 miles

Cardiff City Centre – 15.8 miles

M4 Motorway, J35 Pencoed – 3.1 miles

Your local office: Cowbridge

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Summary of Accommodation

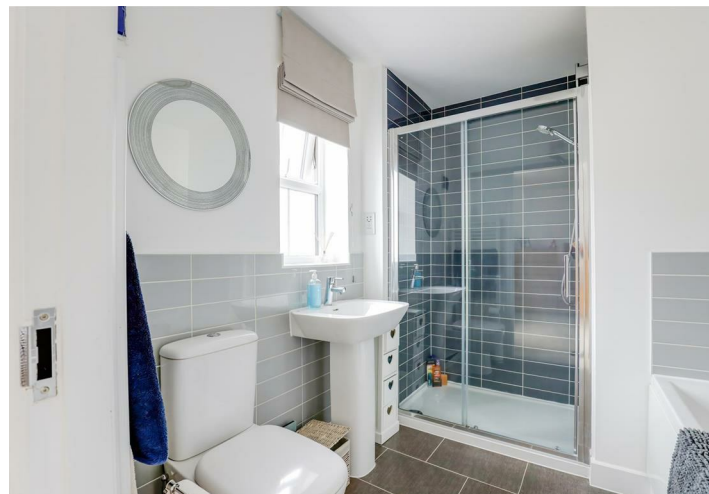
About the property

The Timbers Green development is around 8 years old with no.18 located to the southern end of the cul de sac. It provides immaculate, deceptively spacious family accommodation over three storeys. Available with no onward chain, it is in exceptional 'move in ready' order throughout. An entrance hallway has doors leading off to all the ground floor rooms with staircase leading to first floor. A deep cloaks cupboard/storage area is adjacent to the ground floor WC. Tiled floor to the hallway extends into the cloakroom and also into the kitchen/dining space. Kitchen/diner is a large dual aspect room with bay window to the front elevation and square box bay window to the rear with centrally positioned doors leading out onto a paved patio area enjoying a southerly aspect. This room is of two distinct areas, dining area looking to the front and the fitted kitchen area to the rear. Extensive fitted units feature a range of appliances to remain including: induction hob, double oven, fully integrated fridge, freezer and dishwasher. There remains ample room for a breakfast table. An adjacent utility room has space/plumbing for a washing machine and a dryer and offers further storage. The lovely light family lounge has windows to three looks to the rear of the property; double doors open to the paved patio with lawn beyond. A second reception room has scope for many and varied uses including sitting room or study and looks to the front elevation over the "village green".

To the first floor a central landing area has doors leading to all four bedrooms and to the family bathroom. The largest of the bedrooms at this level is a generous double being accessed via a dressing area flanked by wardrobes to either side. The bedroom itself is a great double with its own en suite bathroom with bath and separate shower cubicle. The other three bedrooms to this first floor are all double rooms with fitted wardrobes/storage. All share use of the family bathroom with its bath and separate shower cubicle.

An inner landing area with airing cupboard and adjacent store cupboard runs to the stairs leading to the top floor.

To the top floor a landing area with storage cupboards has doors opening to two bedrooms. The largest of these two second floor bedrooms is an especially generous room with fitted wardrobes and its own en suite shower room. Second

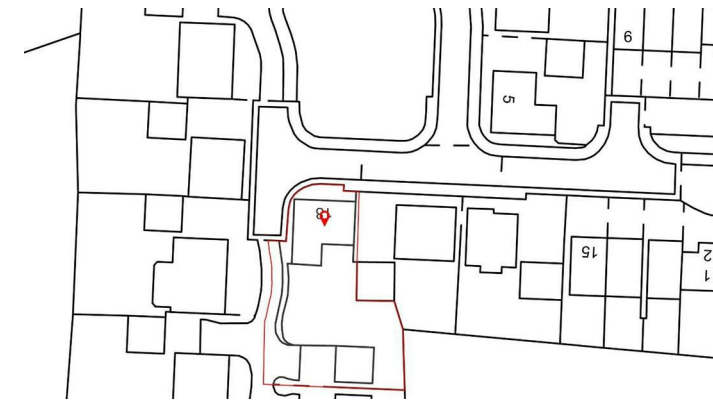


Garden & Grounds

No.18 is positioned close to the southern end of this popular development. Its frontage looks out to the central "village green" with the cul-de-sac continuing to one side leading to the garaging and parking for the property. The detached double garage (approx. max. 5.9m x 6m) is entered via twin up and over doors; has power connected; and eaves storage. There is driveway parking immediately to the front of this garage. The rear garden itself is positioned to enjoy a sunny southerly aspect. A large paved patio is accessed from both the kitchen/breakfast room and from the family lounge has ample space for seating. It leads, in turn, to a path running through a sizeable lawn to a rear entrance gate and driveway. Tucked away to the rear of the garage is an additional garden space, currently including two raised vegetable beds.

Additional Information

Freehold. Mains electric, water and sewerage connect to the property. LPG central heating supplied by a central feeding all the houses in Timbers Green. Council Tax: Band H. Service charge (for the upkeep of communal areas): currently £16.68 per month



Total area: approx. 214.7 sq. metres (2311.3 sq. feet)

Plan produced by Velts & 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Scan to view property

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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