



Plot A, The Laurels, Llanquian Road  
Cowbridge, CF71 7HE

Watts  
& Morgan



# Plot A, The Laurels, Llanquian

Road  
Aberthin, Cowbridge CF71 7HE

£300,000 Freehold

0 Bedrooms | 0 Bathrooms | 0 Reception Rooms

In a glorious location close to Aberthin Village yet looking out over fields and farmlands to the rear and also towards 'Stalling Down', two serviced plots available, each with Planning Permission for a detached, 4 bedroom family home. Plans include kitchen open plan to a family living-dining area, separate sitting room and a study / home office. Also pantry; utility room; and WC. Four double bedrooms (one en suite) and bathroom. Multi-purpose games rooms to the lower ground level opening to the garden beyond. Driveway parking. Gardens to the rear

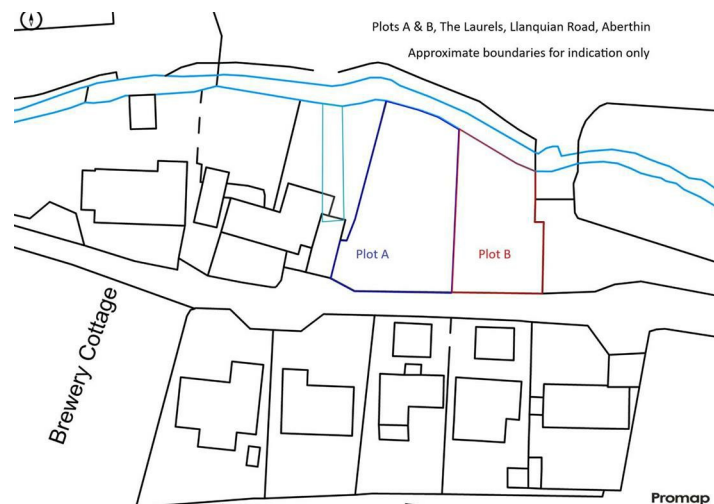
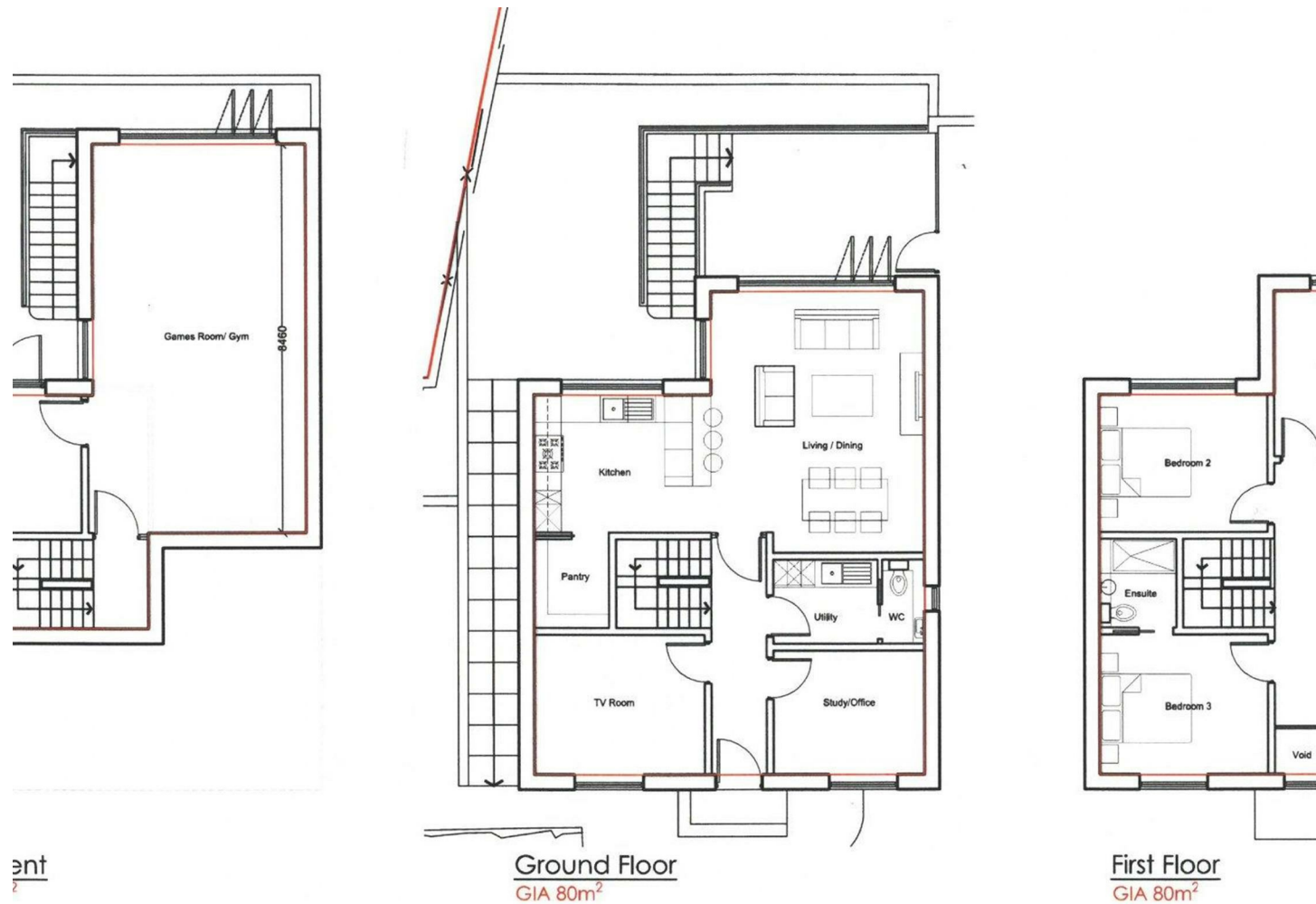
## Directions

From our Cowbridge Office proceed along High Street into Eastgate. At the traffic lights, turn left onto Aberthin Road. Pass Cowbridge Comprehensive School and, on arriving in Aberthin, take the right hand turning opposite The Farmers Arms Public House (at 'the tree') and continue on the level along Llanquian Road. The plots will be to your left after about 400 metres, next to and beyond 'Greystone Lodge'.

Your local office: Cowbridge

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# Summary of Accommodation

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## SUMMARY

In a glorious location close to Aberthin Village yet looking out over fields and farmlands to the rear and also towards 'Stalling Down', two serviced plots available, each with Planning Permission for a detached, 4 bedroom family home. Plans include kitchen open plan to a family living-dining area, separate sitting room and a study / home office. Also pantry; utility room; and WC. Four double bedrooms (one en suite) and bathroom. Both have multi-purpose games rooms to the lower ground level opening to the garden beyond. Driveway parking. Gardens to the rear bordered by Nant Aberthin stream to the rear.

## SITUATION

properties and is surrounded by farmland and the adjoining Stalling Down Common which allows pleasant walks. The Village also includes two public houses and a Village Hall. The nearby Market Town of Cowbridge has a range of shops and services to suit all needs. There are well regarded local Primary and Secondary Schools in addition to a public library, health centre and Old Hall Community Centre. Recreation facilities include a leisure centre and various sporting clubs, which offer tennis, squash, cricket, rugby, football and bowls. Cowbridge lies some 13 miles west of Cardiff which has the usual amenities of a Capital City including a main-line rail connection to London in around two hours. The area is serviced by the A48 which by-passes the Town along the route from Cardiff to Bridgend and Swansea. The M4 Motorway lies some 7 miles to the north of the Town with Junctions 33, 34 and 35 servicing "The Vale". The Heritage Coast, with its cliff top walks and mixture of sandy and stony beaches, lies to the south and west.

## ABOUT THE PROPERTY

In a glorious location close to Aberthin Village, looking out over fields and farmlands to the rear and also towards 'Stalling Down', two serviced plots available, each with Planning Permission for a detached, 4 bedroom family home. Plots to be sold separately or together.

Plans include kitchen open plan to a family living-dining area; separate sitting room and also a study / home office; 4 double bedrooms (one en suite) and family bathroom. Both have multi-purpose games rooms to the lower ground level opening to the rear garden beyond. Ample driveway parking. Gardens to the rear bordered by Nant Aberthin stream.

Further plans and information available from Vale of Glamorgan Council website, planning portal (planning references 2018/01803/FUL and 2021/01104/FUL)

## NB

The buyer of each plot will be responsible for paying their share of the Section 106 Agreement (£27,770 per plot).

## TENURE AND SERVICES

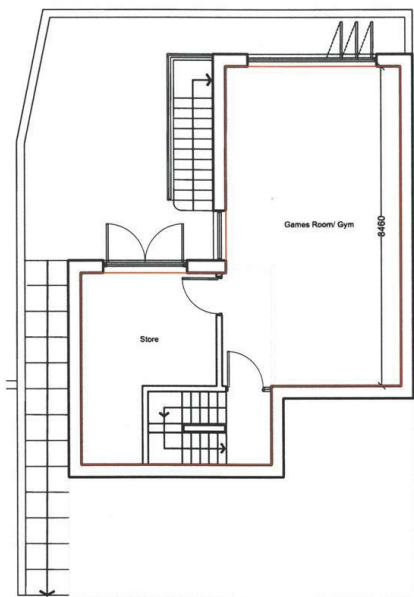
Freehold. It is understood there are electric, gas and water supplies running to Llanquian Road fronting the property. Buyers will be responsible for connecting to these utilities and the associated costs. Sewerage pipework for the plots will be in place.

## DIRECTIONS

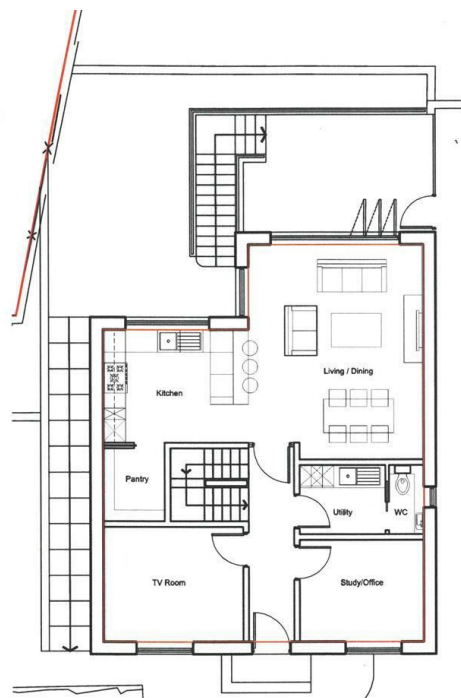
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## PROCEEDS OF CRIME ACT 2002

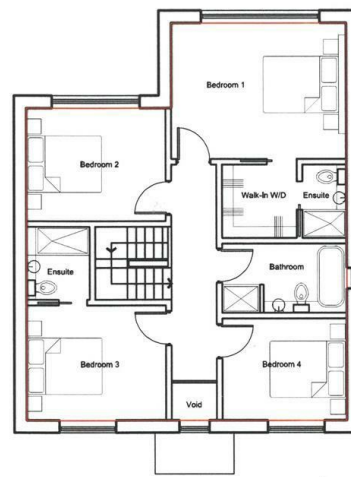
Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.



**Basement**  
61 GIA m<sup>2</sup>



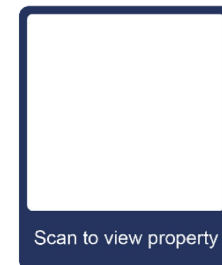
**Ground Floor**  
80m<sup>2</sup> GIA



**First Floor**  
80m<sup>2</sup> GIA



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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