



2 Cattwg Cottages, Llanccarfan,
Vale Of Glamorgan, CF62 3AL

Watts
& Morgan



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Vale Of Glamorgan, CF62 3AL

Guide Price £499,950 Freehold

3 Bedrooms | 1 Bathroom | 3 Reception Rooms

With simply stunning countryside views, a sizeable and immaculately presented family home. In an elevated position in Llancarfan overlooking fields and farmland. Accommodation over 1,300 sq ft to include; generous lounge and snug/home office with wood burners, dining room with double doors to the rear garden and a contemporary kitchen/breakfast room. Also, a cloakroom and utility area. Three double bedrooms and family bathroom to the first floor. Gated off-road parking to the front and a long, landscaped garden to the rear including seating areas, timber storage shed, greenhouse and veg patch backing onto fields.

Cowbridge School Catchment.

EPC Rating E.

Directions

Cowbridge Town Centre – 7.1 miles

Cardiff City Centre – 14.9 miles

M4 Motorway – 8.9 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk



Summary of Accommodation

ABOUT THE PROPERTY

A wonderfully understated home, comprehensively modernised and well-maintained by the current Owners. Within Cowbridge School catchment, this ideal family home enjoys countryside walks from the doorstep.

An entrance porch provides space for cloaks and shoes and a solid door with porthole window opens into the hallway. The generous light-filled lounge offers a shuttered window to the front aspect and has a fitted 'Chilli Penguin' Welsh-made woodburning stove resting on a slate hearth as a focal feature. This neutrally decorated reception room opens seamlessly into the dining area with Velux windows to the pitched roof and double doors looking out over the long rear garden and enjoys fabulous farmland views.

Adjacent to the dining room is a useful utility area with contemporary cloakroom/WC.

An open, square arch links to the kitchen/breakfast room which has been recently upgraded to offer a bespoke range of handleless wall and base units with complementary work surfaces. To remain is an integral dishwasher along with an electric hob with oven/grill beneath, and a freestanding American fridge/freezer can be negotiable. There is access from here onto the rear patio and additionally to the front via a shared alleyway with the neighbouring property. The kitchen/breakfast room has been fitted with on-trend oak LVT flooring laid to 'herringbone' style and leads into the snug/home office.

The snug is a cosy area to enjoy, centred around another log-burning stove with a shuttered window overlooking farmland. There is a good range of fitted base cupboards to remain with bespoke shelving above, providing ample storage. This room offers flexibility as a play room or home office as required.

To the first floor are three double bedrooms and a bathroom. The landing presents a wonderful outlook to the rear aspect over Eastern Vale farmland and surrounding countryside, and has two storage cupboard - one which houses the Viessmann gas-combi boiler.

The largest bedroom offers a useful walk-in closet and the third bedroom has splendid views over the rear garden and the Nant Carfan valley.

The family bathroom has been traditionally styled with a white suite, panelled walls and electric shower over bath.



GARDENS AND GROUNDS

Positioned on the country lane through Llancarfan, 2 Cattwg Cottages has an enclosed, forecourt garden with lawn and a gated, off-road parking space.

The long garden to the rear backs onto farmland and has panoramic views over the rolling Vale countryside. This landscaped garden includes a decked seating area and a paved patio area which is ideal for al-fresco dining to enjoy the view. At the far eastern end of the garden is a larger enclosed area with productive vegetable beds, a green house and additional seating areas - perfectly positioned to catch the afternoon and evening sun. There is also timber store shed to remain (approx. 3m x 3m).

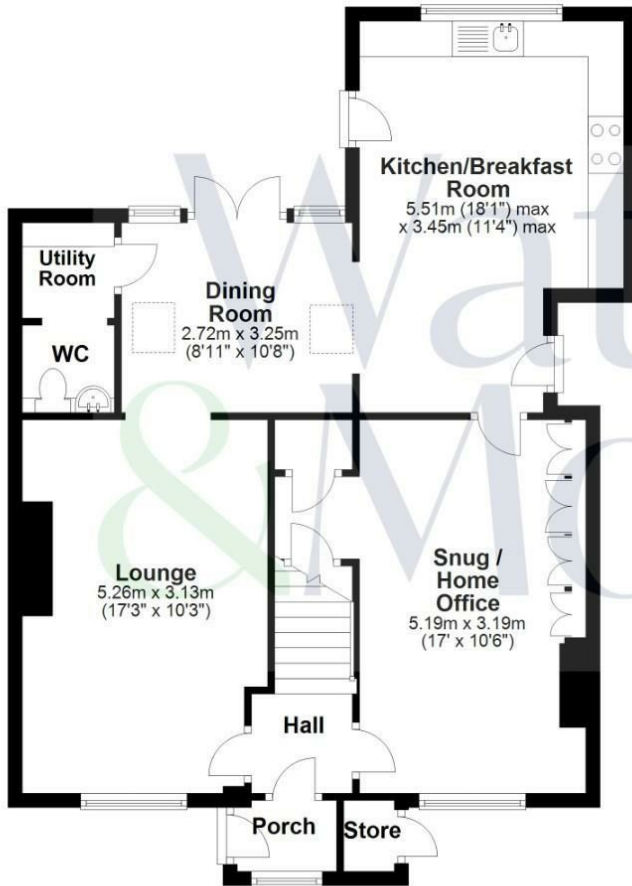
ADDITIONAL INFORMATION

Freehold. Mains electric, water and sewerage connect to the property. LPG gas-combi central heating (installed 2020). Council tax band E.

Note; CCTV and house alarm to remain. Solar panels to rear not currently in use.

Ground Floor

Approx. 76.2 sq. metres (819.7 sq. feet)



First Floor

Approx. 45.4 sq. metres (489.1 sq. feet)



Total area: approx. 121.6 sq. metres (1308.9 sq. feet)



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		39	61
(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.



Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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