



Ty Bragdy, Llangan,  
Nr Cowbridge, Vale of Glamorgan, CF35 5DW

Watts  
& Morgan







# Ty Bragdy, Llangan,

Nr Cowbridge, Vale of Glamorgan, CF35 5DW

**Guide price: £625,000 Freehold**

5 Bedrooms | 3 Bathrooms | 3 Reception Rooms

A characterful and deceptively spacious detached cottage set within its own generous and private plot, nestled in a peaceful Western Vale village. Steeped in history and full of original charm, the property offers flexible accommodation ideal for family living.

The ground floor includes a welcoming living room with an impressive fireplace, a bright conservatory, a formal dining room, and a spacious kitchen/breakfast room with adjoining utility. An additional ground floor living space leads to a further double bedroom and bathroom above — perfect for guests, extended family, or a private retreat, all seamlessly integrated within the main house.

Upstairs, the main house features four double bedrooms, a shower room, and a family bathroom.

Outside, the surrounding gardens include lawns, paved seating areas, a potting shed, and storage spaces. There is a detached double garage, stable/store, and driveway parking.



## Directions

Cowbridge Town Centre – 3.9 miles

Cardiff City Centre – 20.5 miles

M4 J35 Pencoed – 4.1 miles

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## Summary of Accommodation

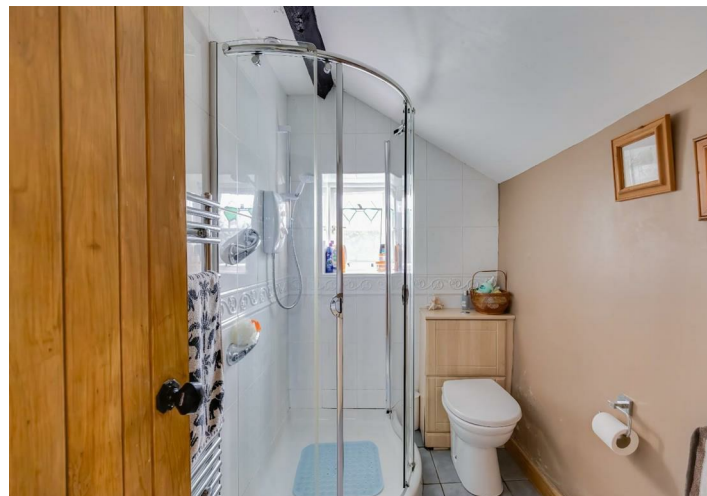
### About the property

Set at the top of the hill in the oldest part of Llangan, Ty Bragdy is a charming and deceptively spacious detached home with generous gardens and a wealth of character. Believed to have originally been two cottages, the property was later combined into a single family home and now offers flexible living with scope for further adaptation if desired.

A stone-built porch leads into a central hallway and through to a large lounge with an impressive stone fireplace and wood-burning stove. This room opens into a conservatory overlooking the front lawn, and through to a dining room with sliding doors to the rear garden. The kitchen/breakfast room is well-appointed and includes integrated appliances, with a utility room offering additional storage and access to the garden. A second living room, part of the original layout, connects from here.

Upstairs, the main landing leads to four double bedrooms, a shower room and a family bathroom. Exposed beams and vaulted ceilings add character throughout. A second staircase leads to a fifth bedroom and bathroom, offering ideal guest or independent living space.

Surrounded by well-proportioned, mature gardens and enjoying a peaceful village setting, Ty Bragdy is a warm and welcoming home full of potential.



### Additional information

Freehold. Mains electric, water and sewerage connect to the property. Oil-fired central heating. Council Tax: Band H

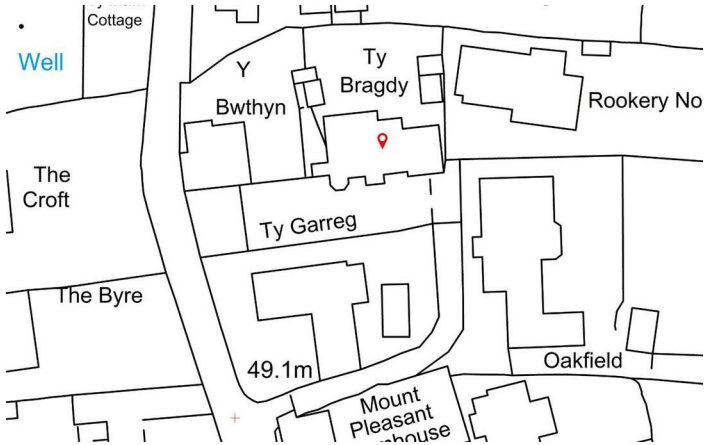
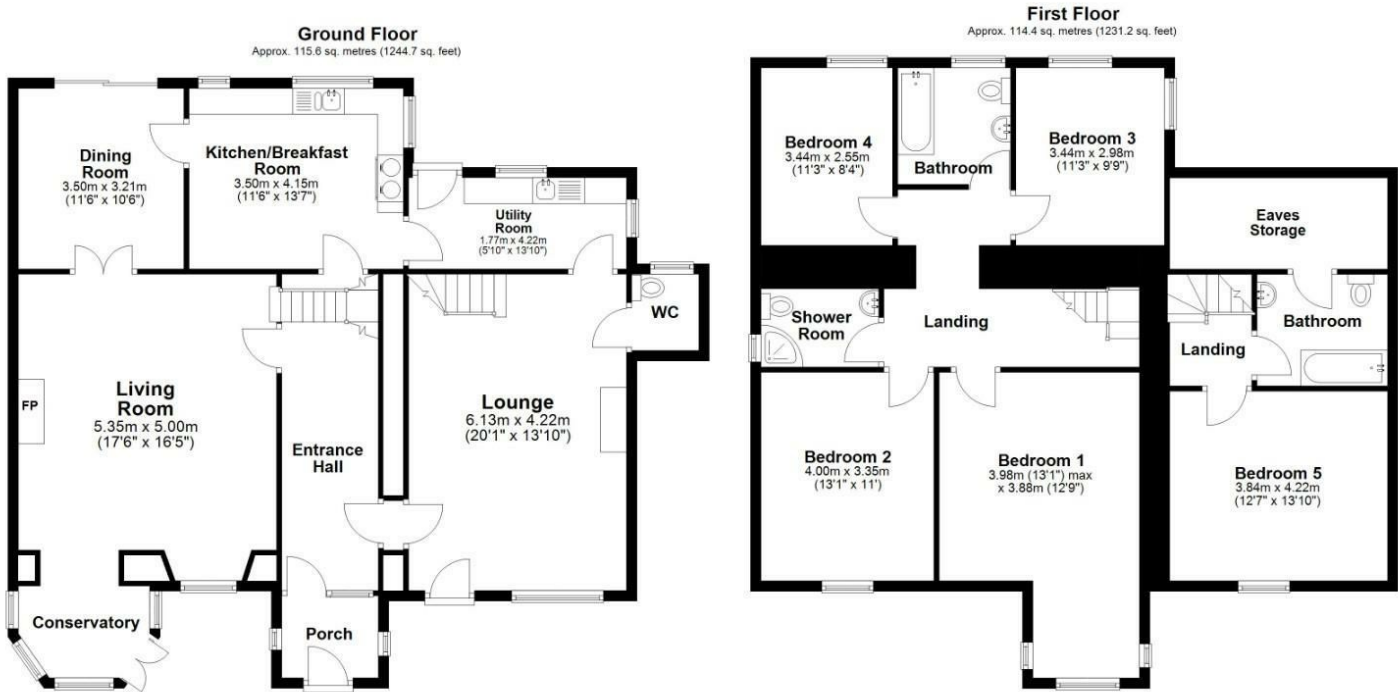


Garden & Grounds

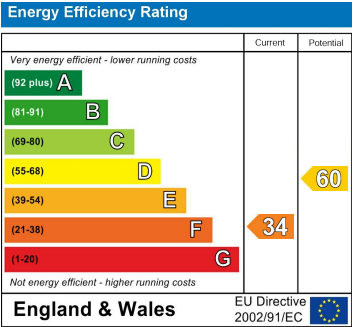
Ty Bragdy is accessed via a quiet village lane shared with three neighbouring properties, with rights of access and shared maintenance in place. To the front, there are two private parking bays along with access to a double garage via traditional side-hinged barn doors. The garage offers excellent additional space, with eaves storage above.

Gated entrances to the front and side of the property lead into attractive, well-maintained gardens. Lawned areas wrap around the front and side of the house, with a paved path leading to the main entrance. To the rear, the generous garden includes a large lawn and an extensive paved patio — the perfect spot to enjoy the afternoon and evening sun.

A detached, block-built and stone-faced stable with power connected offers ideal additional storage or potential for alternative uses, subject to any necessary consents.



Total area: approx. 230.0 sq. metres (2475.9 sq. feet)



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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