



3 Phillips Cottages, Llandough,
Nr Cowbridge, Vale of Glamorgan, CF71 7LR

Watts
& Morgan



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Guide price: £699,950 Freehold

4 Bedrooms | 1 Bathrooms | 2 Reception Rooms

An immaculate, detached family home located in this picturesque village close to Cowbridge. Spacious, move in ready family accommodation includes: hallway, cloakroom, dual aspect lounge with wood burner, study, kitchen/dining and adjacent utility room. To the first floor: 4 double bedrooms and contemporary bathroom with bath and separate walk-in shower. Driveway parking and integral garage; to the rear, wonderfully sheltered and private garden space with decked seating area and lawn.

EPC rating: E52

Directions

Cowbridge Town Centre – 1.6 miles

Cardiff City Centre – 13.7 miles

M4 Motorway, J34 – 7.7 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

About the property

Phillips Cottage is an immaculate, modern property further enhanced in more recent years by the current owners. It offers spacious, family friendly accommodation in one of the most picturesque villages conveniently close to Cowbridge. A path from the drive leads to the front entrance hall from which stairs lead to the first floor, doors lead to the living room, to the kitchen/diner, to a study and also to a ground floor WC. Family living room is a good space running the depth of the property with picture window to the front and a broad window to the rear with adjacent door looking out over, and opening onto, the rear garden. It has, as a focal feature, a wood burning stove resting on a flagstone hearth recessed within a stone chimney breast. A separate study/multi-purpose second reception room looks to the front driveway. A large kitchen/dining space is positioned to the rear of the property with bi-fold doors opening out to the rear garden. This modern kitchen includes a comprehensive range of fitted units and central island with solid timber worktop. Appliances, where fitted, include: induction hob, double oven and fully integrated fridge, freezer and dishwasher. An especially large adjacent utility room has space and plumbing for washing machine and dryer with a number of freestanding storage units to remain. The utility room itself is especially generous and has an access door into the integral garage and a second door to the garden. Kitchen/diner has ample room remaining for a good sized dining table.

To the first floor, the landing area has doors leading to all four double bedrooms and to the family bathroom. The smallest of the double bedrooms look to the front elevation and has wonderful views over the surrounding area; it includes fitted wardrobes. The three largest double bedrooms all enjoy views over the rear garden. All bedrooms have use of a stylish, contemporary bathroom suite with corner bath and separate broad/deep walk-in shower.

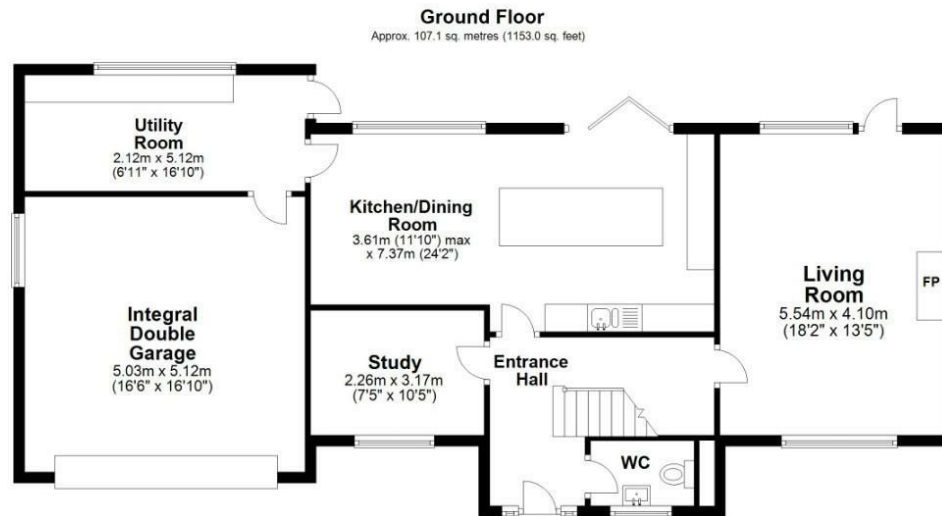


Additional information

Freehold. Mains electric and water connect to the property. Oil fired central heating. Cesspit drainage. Council Tax: Band G

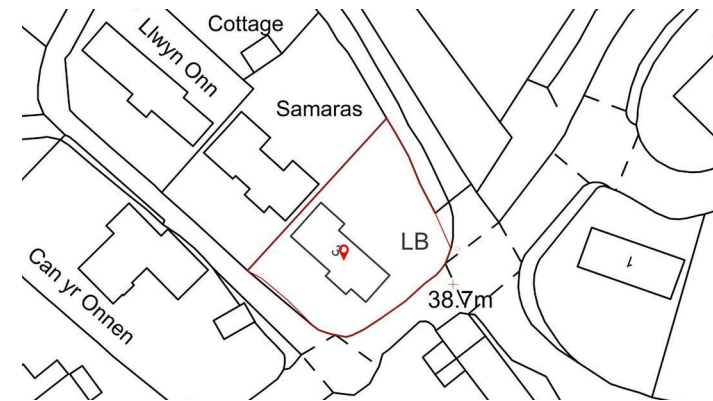
Garden & Grounds

No. 3 Phillips Cottage is set at the top of the village. A driveway runs from the road through the village to the parking spaces immediately to the front of the property with room for 3 cars to have comfortably. A broad up-and-over door leads into the integral double garage (approx max 5.1m x 5m) and features an exceedingly useful, retrofitted mezzanine storage area. A path runs from the driveway and skirts past a good size, open lawn and leads to the principal entrance doorway; paths run to both sides of the property, through gated entrances into the garden. The rear garden is a wonderfully sheltered, enclosed area accessed from the living room, the kitchen/diner and the utility room. This self-contained, enclosed space is mainly laid to lawn and includes a sizeable raised decked seating area to one corner, ideally positioned to catch the afternoon and evening sun. The garden is bordered in part by mature trees.



Total area: approx. 171.7 sq. metres (1848.5 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		
(55-68)	D		
(39-54)	E	52	
(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.



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