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Rookery Nook, Llangan, CF35 5DW

£775,000



## About the property

This immaculately presented impressive five bedroom detached family residence is nestled in the charming village of Llangan with fantastic far reaching views of gently rolling countryside and has been extended and refurbished to a high specification throughout by the current owner.

Internally the property offers spacious and versatile accommodation comprising of three reception rooms, a contemporary and social open plan kitchen / dining room with utility room off and French doors leading onto a decked area and framing the beautiful countryside views beyond to the ground floor, and to the first floor is a master suite with en suite, dressing area and nursery/dressing room off, four further bedrooms and family bathroom.

Externally the property benefits from a large gated paved frontage with parking for several vehicles, a generous lawned garden and a double garage with power and lighting and electric doors.

Llangan is a reputable village which enjoys the benefits of a rural community in the Vale of Glamorgan whilst being conveniently located approximately 4 miles outside the market town of Cowbridge and well positioned for commuting links with easy access to the A48 and the M4 (Junction 35) East and West. Llangan primary school is within close proximity and the property lies within the Cowbridge Comprehensive school catchment area.

## Accommodation

### Entrance

Entered via composite front door with obscured glazed side panels, doors leading to two reception rooms, cloakroom and kitchen, wooden and glazed balustrade leading to the first floor.

### Cloakroom

uPVC obscured double glazed window to front, push button WC, wash hand basin, tiled walls to half height, wood effect flooring, radiator.

### Reception Room One

25' 2" x 12' 11" ( 7.67m x 3.94m )

Main living room with uPVC double glazed windows to side and rear, uPVC double glazed bi fold doors with views of the garden and countryside beyond with access to the decked area in the garden. Upright radiator, log burner, carpeted, door leading through to reception room three.

### Reception Room Three

14' 10" x 8' 7" ( 4.52m x 2.62m )

A versatile room that was previously used as a dining room and is now used as a gym with uPVC double glazed window to front, tiled flooring, radiator, connecting door to reception room one.

### Kitchen/dining/sitting Room

Extended by the current owner, a fantastic sociable open plan living space which maximises the natural light and the countryside views.





### **Kitchen Area**

18' 11" x 9' 9" (Max) ( 5.77m x 2.97m (Max) )

Contemporary fitted kitchen with soft close units to base and wall height with spotlights, worktops inset with five ring hob with extractor hood over, stainless steel sink, tiled splash backs, integrated fridge and freezer, microwave and double oven, wine fridge. Upright radiator, wood effect flooring, Doors to utility room and reception room three.

### **Dining / Sitting Area**

15' 3" x 10' 7" ( 4.65m x 3.23m )

uPVC double glazed French doors with side panels framing views of the garden and countryside beyond, wooden panel feature wall, sky light, radiator, space for dining table and chairs as well as sitting area, continuation of wood effect flooring.

### **Utility Room**

8' 6" x 6' 5" ( 2.59m x 1.96m )

Units to base and wall height, worktop inset with stainless steel sink and drainer, tiled splash backs, space and plumbing for appliances below, continuation of wood effect flooring.



### **Reception Room Three**

18' 7" x 13' ( 5.66m x 3.96m )

uPVC double glazed windows to front and side, projector with roll down screen and surround sound, radiator, carpeted.

### **Landing**

Cupboard housing water tank, doors leading to five bedrooms and bathroom, carpeted.

### **Bedroom One**

23' 3" (Max) x 12' 11" ( 7.09m (Max) x 3.94m )

Generous master bedroom with double aspect uPVC double glazed windows to front and side, radiator, carpeted, door leading to dressing area with Velux window, further doors leading to the en suite and dressing room / nursery.

### **En Suite**

Corner spa bath, large shower cubicle with mains powered shower, low level WC, vanity wash hand sink unit, radiators, tiled walls and flooring, Velux window.



### **Dressing Room / Nursery**

24' 4" (Max-restricted head height) x 7' 9" ( 7.42m (Max-restricted head height) x 2.36m )

A versatile room currently used as a dressing room, but could also be ideal as a nursery.

### **Bedroom Two**

13' 4" (Max) x 11' 5" ( 4.06m (Max) x 3.48m )

uPVC double glazed window to rear with fantastic views over the garden and countryside beyond, radiator, carpeted, door to bathroom.

### **Family Bathroom**

Corner spa bath with electric shower over and hand held shower attachment, corner shower cubicle with mains powered shower, pedestal wash hand basin, push button WC, chrome ladder style radiator, Velux window tiled flooring. Jack and Jill doors accessed from the landing and bedroom two.

### **Bedroom Three**

17' 6" x 7' 11" ( 5.33m x 2.41m )

A further double bedroom with uPVC double glazed window to side, radiator, Carpeted.



### Bedroom Four

10' 1" x 6' 11" ( 3.07m x 2.11m )  
uPVC double glazed window to side, radiator, carpeted.

### Bedroom Five

8' 3" (Max) x 7' 11" (Max) ( 2.51m (Max) x 2.41m (Max) )  
Velux window, radiator, carpeted.

### To The Exterior

To the front of the property is ample parking for several vehicles laid to herringbone brick pavia entered via timber gates.

There is a wide covered entrance to the front door and an entrance door leading to the double garage with power and lighting as well as electric door to the front.

To the rear is a generous lawned garden with beautiful far reaching countryside views. Large area laid to decking to maximise the views with spotlights, large shed.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

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