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Meadow View, Llancadle  
guide price £700,000







## About the property

A substantial and well proportioned detached five bedroom family home located in the rural and highly regarded Vale Village of Llancadle. This quaint village is nestled within the Vale Countryside and is within a short drive to the A48 which offers excellent access to Cowbridge, Culverhouse Cross and on to the Capital City. In addition to this it is perfectly positioned for access to the Heritage Coastline. The property itself sits upon a generous plot with a large gated driveway for several cars to the front and a generous rear garden which benefits from wonderful countryside views. Internally the property offers a large, welcoming hallway, two generous reception rooms in addition to a relaxing, spacious living room overlooking the rear garden with log burner, a large country style kitchen for the family to gather with space for a table and chairs and an electric Range Master, separate utility room and downstairs cloakroom. To the first floor there is a large landing area which could be utilised as a reading space or study area, a large master bedroom with ensuite bathroom, four further double bedrooms, and a large family bathroom. The low maintenance front garden is enclosed by a character dry stone wall with a driveway for several cars leading to the garage with an electrically operated door. Two pathways lead via both side elevations onto the generous Southerly facing rear garden which butts on to the open countryside.

## Accommodation

### Entrance Hallway

Via UPVC part glazed front door with glazed side panel. A large and welcoming hallway with doors leading off to all principle rooms, flag stone flooring, radiator, feature beamed ceilings, stairs to first floor, inner passage way offering access to storage cupboard, downstairs WC, utility and Kitchen

### Study

11' 4" x 12' 9" ( 3.45m x 3.89m )  
UPVC double glazed window to front elevation, carpets, radiator, coving

### Living Room

17' 10" x 12' 9" ( 5.44m x 3.89m )  
UPVC bi fold door to rear, opening on to patio area and rear garden, Carpets, radiator, coving, log burner sat upon stone hearth.

### Sitting Room

14' 7" x 11' 2" ( 4.45m x 3.40m )  
UPVC double glazed window to rear, radiator, coving, carpets

### Wc

7' 1" x 4' 5" ( 2.16m x 1.35m )  
Low level wc, wash hand basin, coving, radiator, tiled flooring

### Utility Room

8' x 7' ( 2.44m x 2.13m )  
UPVC double glazed window to side, UPVC door to side, door to double garage which has power and lighting, radiator, tiled flooring, space for washing machine, dryer, fridge, freezer, worktop space with







shelving to side and wall mounted cupboards offering storage

### Kitchen/ Diner

15' 7" x 14' 7" ( 4.75m x 4.45m )

UPVC double glazed window to rear, UPVC stable door to rear, quarry tiled flooring, beamed ceiling, radiator. A Country style kitchen with a generous selection of shaker style wall and base units with contrasting worktop space and upstands, Under pelmet lighting, integral fridge freezer, dishwasher, electric Rangemaster with Chimney extractor hood above, ceramic bowl and a half sink with drainer and chrome mixer tap above, space for table and chairs

### First Floor

Via carpeted staircase on to a large landing area which could be utilised as a reading or study area, UPVC double glazed window to front elevation, access to all first floor rooms, airing cupboard, radiator and loft hatch. The loft is fully boarded with drop down ladder and velux window

### Master Bedroom

21' 4" max x 15' 7" max ( 6.50m max x 4.75m max )



UPVC double glazed window to front and side elevation, radiator, carpets, sloping ceiling with feature beams, door to en suite bathroom

### Ensuite

8' 5" x 4' 11" ( 2.57m x 1.50m )

Obscure UPVC double glazed window to side, a three piece suite comprising of a low level WC, wash hand basin, bath with electric shower, shower screen, radiator, laminate flooring and ceramic wall tiling

### Family Bathroom

11' 11" x 6' ( 3.63m x 1.83m )

UPVC double glazed obscure window to side elevation, tiled floor and radiator. A four piece suite comprising of low level WC, wash hand basin with high gloss vanity unit below, bath with mixer tap, shower cubicle with electric shower

### Bedroom Four

15' 7" x 7' 11" ( 4.75m x 2.41m )

UPVC double glazed window to rear, radiator, carpets

### Bedroom Three

12' 2" max x 11' 2" Max ( 3.71m max x 3.40m Max )

UPVC double glazed window to rear, radiator, carpets



### Bedroom Two

15' 6" x 12' 9" ( 4.72m x 3.89m )

UPVC double glazed window to rear, radiator, carpets

### Bedroom Five

12' 9" x 8' 11" ( 3.89m x 2.72m )

UPVC double glazed window to front, radiator, carpets

### External Front

A private gated front garden which is enclosed by an attractive stone wall to front and side, driveway for several cars leading to double garage, a low maintenance area laid with decorative chipping's bordered by a low level dry stone wall, paved area with access to front door and pathway each side of property allowing access on to the rear garden. The front stone area can be used for additional parking.

### External Rear

A generous, well laid out Southerly facing rear garden with a patio area, perfect for entertaining, a section laid with decorative chipping's offering space for additional garden furniture, children's play equipment or a hot tub, steps off patio area leading down to a shepherds style shelter, perfect for taking in the beautiful countryside



around a fire pit on rainy days, a lawn area and ample space for garden storage. In addition to this there are a selection of mature shrubs, a scattering of mature trees and side access via the otherside of the property where there is space for a log store, additional storage and the Oil tank. The garden backs on to the open surrounding countryside











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 any 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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