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Llanquian Close, Cowbridge  
offers over £500,000

 peter  
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## About the property

Tucked away at the top of a quiet cul-de-sac, this substantial and extended detached family home offers exceptionally generous proportions and exciting potential for further improvement. The property opens into an inviting entrance hall leading to a range of versatile living spaces, including a comfortable sitting room, dining room, well-appointed kitchen, and an impressively large lounge—ideal for both entertaining and everyday family life. A convenient ground floor cloakroom completes the downstairs layout, while some of the ground floor rooms also benefit from original parquet flooring beneath the carpets, offering an opportunity to restore a classic feature.

Upstairs, the home continues to impress with four spacious double bedrooms, each benefiting from built-in storage, including a principal bedroom with its own en suite, alongside a well-equipped family bathroom. Externally, the property enjoys ample driveway parking, a car port, and occupies a generous wrap-around corner plot featuring a mature, private garden with lawn and paved seating areas. The home offers plenty of scope to personalise and make it your own.

## Accommodation

### Entrance Hall

Accessed via a wooden-framed, part-glazed front door, the welcoming entrance hall features stairs rising to the first floor, an obscure glazed side window, and doors leading to all principal ground floor rooms.

### Cloakroom

Fitted with a pedestal wash hand basin and low-level WC, complemented by carpeted flooring and a radiator.

### Kitchen

17' 5" x 10' 2" max ( 5.31m x 3.10m max )

A bright and spacious kitchen fitted with a range of wall and base units with work surfaces over and a matching breakfast bar. Benefiting from excellent natural light via two large double-glazed windows to the rear and side, as well as a door providing direct access to the garden. Features include a sink with drainer, five-ring gas hob with extractor hood over, double oven, and integrated fridge/freezer. There is also space and plumbing for a washing machine and dryer. Finished with tiled walls and flooring, and a door leading to the dining room.

### Dining Room

11' 6" x 10' 2" ( 3.51m x 3.10m )

With a double-glazed window to the front aspect, this room offers carpeted flooring, a radiator, and sliding doors opening into the lounge.





## Lounge

19' 8" x 12' 2" ( 5.99m x 3.71m )

A generously proportioned main reception room featuring floor-to-ceiling windows to the front and side, allowing for an abundance of natural light. Includes a fireplace with open chimney housing a gas fire (currently disconnected), along with carpeted flooring and a radiator.

## Sitting Room

16' 6" x 8' 6" max ( 5.03m x 2.59m max )

A versatile additional reception room with a double-glazed side window and sliding patio doors leading out to the rear garden. Finished with carpets and a radiator.

## First Floor Landing

Accessed via a carpeted staircase, with loft access and doors to all first-floor rooms.

## Bedroom One

13' 9" x 12' 6" ( 4.19m x 3.81m )

Situated to the rear of the property with a double-glazed window overlooking the garden. Features built-in wardrobes, carpeted flooring, a radiator, and access to the en-suite.



## En-Suite

Comprising a four-piece suite including a panel bath with electric shower over, bidet, pedestal wash hand basin, and WC. Obscure glazed rear window, exposed floorboards, radiator, mirror, and tiled walls.

## Bedroom Two

12' 2" x 11' 10" ( 3.71m x 3.61m )

Located at the front of the property with a double-glazed window overlooking the front garden. Includes built-in wardrobes, carpeted flooring, and a radiator.

## Bedroom Three

11' 6" x 10' 2" ( 3.51m x 3.10m )

Front-facing with a double-glazed window, built-in wardrobes, integrated drawers with vanity mirror, carpeted flooring, and a radiator.

## Bedroom Four

10' 6" x 10' 2" ( 3.20m x 3.10m )

With a double-glazed side window, this room offers built-in storage, shelving, and a worktop, along with carpeted flooring and a radiator.



## Family Bathroom

Fitted with a four-piece suite comprising a panel bath, WC, pedestal wash hand basin, and enclosed shower cubicle. Features include a radiator, carpet-filled flooring, tiled and mirrored walls, and an obscure glazed side window.

## Garage

Accessed via an up-and-over door, with an additional personnel door leading to the garden. Equipped with light and power, a sink, a wooden-framed rear window, and an inspection pit.

## External

To the front, the property is bordered by hedging with a lawned area, pathway to the front door, and a timber gate providing access to the rear garden. A driveway and carport offer ample off-road parking for several vehicles, with further potential for expansion if desired.

The property sits on a substantial, predominantly level plot, featuring expansive and mature side and rear gardens. Mainly laid to lawn, the gardens include patio areas, raised planters, and well-established borders with a variety of trees, flowers, and shrubs. Additional features include two greenhouses and sheds.





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Total floor area 171.7 m<sup>2</sup> (1,848 sq.ft.) approx

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