



**hrt**  
herbert r thomas

**Tal Y Llyn Castle Court, Llandough**  
Cowbridge

**£565,000**

# Tal Y Llyn Castle Court

Llandough, Cowbridge

This spacious four-bedroom semi-detached family home enjoys a tranquil setting in the semi-rural hamlet of Llandough, situated just five minutes south of Cowbridge.

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: A

- Spacious four bedroom semi-detached family home.
- Well presented accommodation throughout.
- Peaceful location in semi-rural Hamlet.
- Landscaped, enclosed southerly facing garden.
- Generous size lounge and open plan kitchen/dining room.
- Four bedrooms (3 x doubles and 1 x large single)
- Family bathroom with four piece suite.
- Off-road parking and integral double garage/workshop.
- Recently installed air source heat pump and solar panels.
- Viewings highly recommended.



This four bedroom semi-detached family home is offered to the market for the first time in over 30 years. It offers well presented and proportioned living and bedroom accommodation. It is situated in the highly desirable, tranquil semi rural hamlet of Llandough just five minutes drive South from Cowbridge town Centre. The property benefits from an enclosed southerly facing rear garden, enjoying the sun throughout the day and bordering the neighboring church.

Entering via a stable style door, With glazed side panel. The **ENTRANCE HALL** has stairs rising to the first floor landing with a useful space below ideal for a **HOME OFFICE/STUDY**. The **HALLWAY** has terracotta tiled floors which continue into the open plan **KITCHEN/DINING ROOM**.

Once two rooms, that were opened by the current owners to create a more sociable space. The **DINING ROOM** with window to front enjoys views over the forecourt garden.

The **KITCHEN** with part glazed stable style door and window enjoying views and access into the rear garden, offers a solid wood shaker style range of base and wall mounted units with butchers block style work surfaces with parts splash back tiling over. Space and plumbing for a range cooker with fitted cooker hood above, dishwasher and fridge/freezer.

The generous sized **LOUNGE** with large picture window enjoying views over the rear garden, has a woodburning stove set on a raised terracotta tiled hearth. Oak flooring throughout. Wall mounted display shelving.

Finally off the entrance hall is a useful **CLOAK STORAGE CUPBOARD** with fitted hanging and shelf space. This was once a ground floor cloakroom and plumbing is still in place to reinstate, should prospective purchases wish.

The first floor landing with built-in airing cupboard housing pressurised hot water system, gives access to the bedroom accommodation.

**BEDROOMS ONE** and **TWO** are both generous sized double bedrooms located at the front of the house, both rooms benefit from fitted hanging and shelf space within the over stairs recess. **BEDROOM TWO** is currently utilised as an artist's studio and has exposed wooden flooring plus a loft inspection point.

**BEDROOM THREE** is a dual aspect bedroom with windows to the side and rear, the rear facing window enjoys views over the garden and neighboring church, an en-suite to bedroom two was removed to increase this bedrooms floor space, plumbing is available to reinstate should prospective purchases wish. **BEDROOM FOUR** enjoys the same views to the rear, and benefits from built-in display/book shelving.

The **FAMILY BATHROOM** also with window to rear has a white four piece suite which includes a panel bath with full splash back tiling above and fitted mains power rainfall and handset showers. A low-level WC, sink unit and bidet. The room has ornate tile effect vinyl flooring and part wood panelling to walls.

To the front of the property is a paved **DRIVEWAY** offering parking space for two vehicles ahead of the **INTERGRAL GARAGE**. To the side of the driveway is a lawn garden boarded by stone walling with mature shrub and flower beds. A covered entranceway has space for a wood store and benefits from wall mounted lighting.

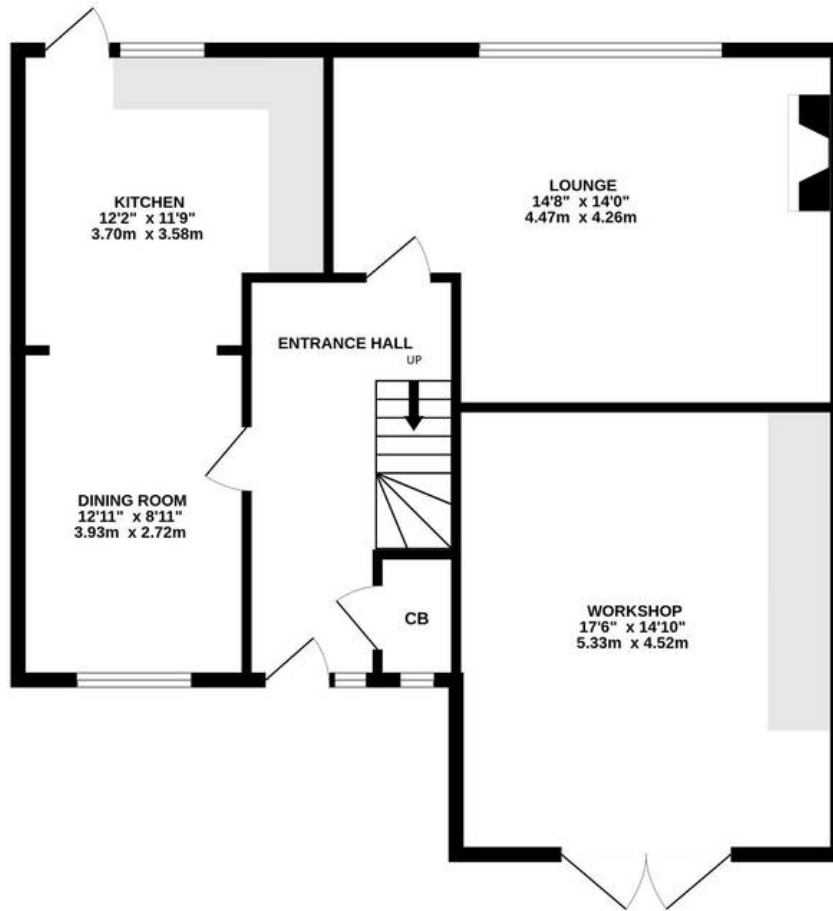
The integral **DOUBLE GARAGE** with double part glazed doors from the driveway, is currently used as a **WORKSHOP/ARTIST STUDIO**. The garage with window to side, benefits from power and lighting and plumbing with sink unit set on large wooden work surface. Space and plumbing for washing machine. There is potential to convert the garage into additional living accommodation, subject to relevant planning permission.

To the rear is an enclosed landscape garden which offers a large Flagstone laid patio which extends out from the rear of the house onto a lawned garden with well stocked shrub and flower beds. The garden is boarded by stonewall and overlap with fencing.

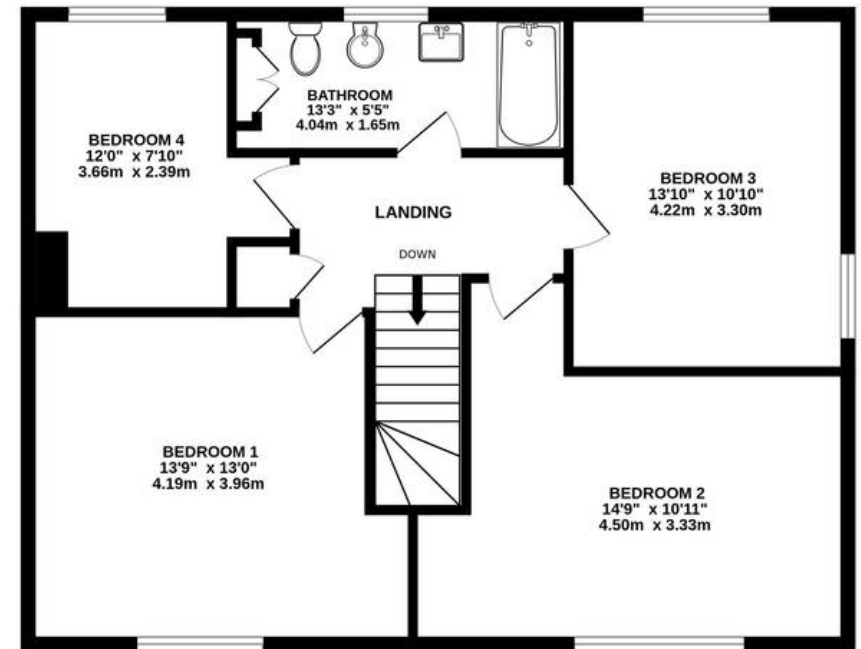




GROUND FLOOR  
884 sq.ft. (82.2 sq.m.) approx.



1ST FLOOR  
786 sq.ft. (73.0 sq.m.) approx.



TOTAL FLOOR AREA : 1670 sq.ft. (155.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026



## Herbert R Thomas

Herbert R Thomas, 59 High Street – CF71 7YL

01446772911 • [cowbridge@hrt.uk.com](mailto:cowbridge@hrt.uk.com) • [www.hrt.uk.com/](http://www.hrt.uk.com/)

Important Notice: These particulars are provided as a general guide only and do not form part of any offer or contract. Whilst Herbert R Thomas has taken reasonable care in preparing them, the information has been provided by the seller and other sources and is believed to be materially correct at the time of publication. Prospective purchasers should satisfy themselves as to the accuracy of all information by inspection and through their own legal and