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CELEBRATING 100 YEARS

100
1926 - 2026

3 Castle Precinct, Llandough
Cowbridge

£625,000

3 Castle Precinct

A bespoke split-level 1960's built, detached four bedroom property, retaining a wealth of original architectural features, situated in a peaceful setting with a generous sized garden plot.

Tenure: Freehold

Drainage: Private - Shared drainage shared with neighbouring properties, Costs approx. £600 per year

- Bespoke 1960's built detached property with a wealth of original architectural features.
- In need of renovation throughout.
- Opportunity to create a contemporary family home.
- Idyllic peaceful Hamlet location.
- Generous sized private garden.
- Three reception rooms plus kitchen.
- Four bedrooms, two with ensuite bathrooms.
- Principal bedroom also with balcony and dressing room.
- Ample parking and integral garage.
- Vacant possession and no upward chain.

What3Words: javelin.sleepers.nourished



This unique property is situated in a peaceful location within the highly regarded Hamlet of Llandough a short distance from Cowbridge town centre.

The property is offered to the market for the first time since its construction in the 1960s. It retains a wealth of original architectural features with some clever planning could create a contemporary family home.

The accommodation comprises of an **ENTRANCE PORCH** with quarry tile flooring. Access into the **ENTRANCE HALL**, this impressive space with a high-pitched tongue and groove ceiling with three skylights has stairs to the lower ground floor and the first floor half landing.

The **DINING ROOM** with patio doors enjoying views and access into the rear garden also has a glazed internal window overlooking the lounge. An open archway leads into the kitchen. The kitchen also with window to rear, offers a range of base and wall mounted units, with integrated double oven, four ring hob with hood over and baseline fridge. The room has ornate acrylic tile flooring which continues into the **SIDE HALL/UTILITY**.

The side hall with access to front and rear has a fitted worktop with space below for white goods. Door into boiler cupboard housing an oil fire centre heating boiler. Further door into integral garage with single up and over door to front, window to rear and a mezzanine storage area.

Finally off the entrance hall is a **CLOAKROOM**, housing a white two piece suite.

The lower ground floor landing is open to the impressive **LOUNGE**. Flooded with light from French doors flanked by windows with large fan lights above leading to the rear garden plus a floor to ceiling window to side, The room has an 11' high tongue and groove ceiling. A feature fire is set on a black marble hearth, which extends into a display area.

A **STUDY** with window to rear also has a tongue and groove ceiling.

The first floor-half landing, has stairs rising to the first floor and doors off to bedroom accommodation.

BEDROOM TWO is a generous sized double bedroom with window to front and a fitted range of wardrobe units. The room benefits from an ensuite bathroom housing, a white three-piece suite and window to front.

BEDROOM THREE is also located at the front of the property and has a built-in mirror fronted wardrobe cupboard.

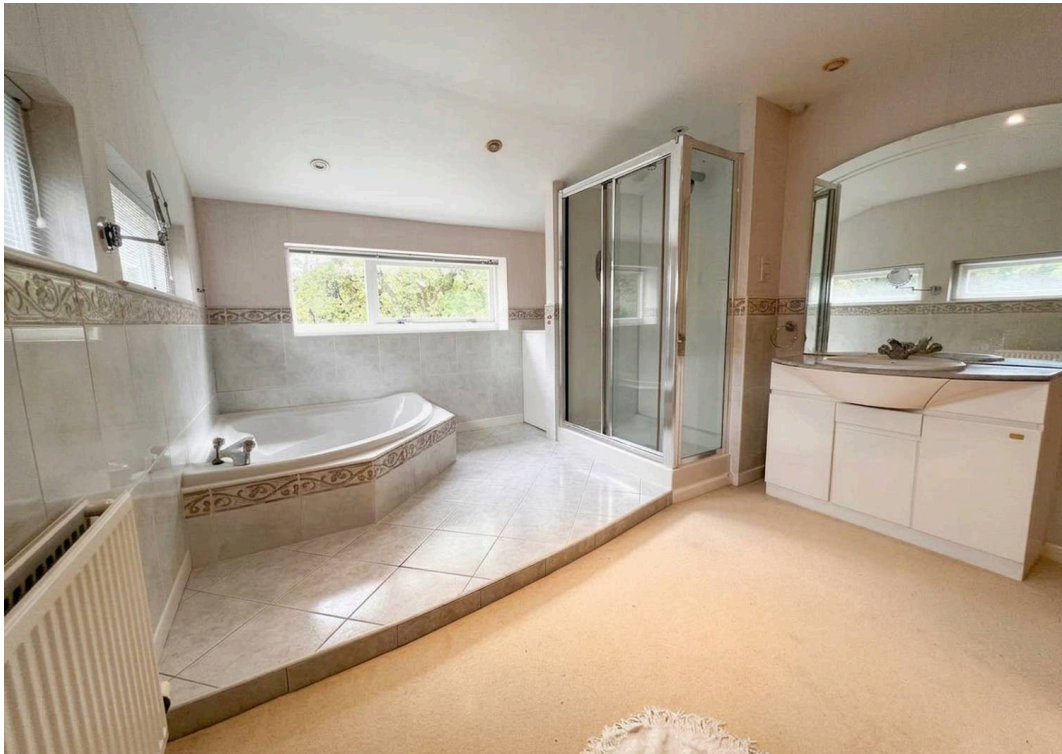
BEDROOM FOUR is a single bedroom with window to rear overlooking the garden and has built-in wardrobe unit.

The **FAMILY BATHROOM** with high-level window to front, has a white four piece suite which includes: a panel bath with electric shower over, low-level WC, Bidet, and sink unit with storage below the room has full tiling to walls.

The **PRINCIPAL BEDROOM SUITE** is situated on the first floor. This impressive space comprises of a large bedroom area with glazed sliding doors to rear enjoying views over the garden and giving access to a covered balcony boarded by wrought iron railings. The bedroom also has an additional window to side. Steps lead up to a **DRESSING ROOM** which has a window to rear and is flanked by fitted wardrobe units.

The **LARGE EN-SUITE BATHROOM** is dual aspect with windows to side and rear. It has a white five piece suite which includes: a corner panel bath, a double shower cubicle with mains powered shower fitted, low level wc, bidet and sink unit with storage below.









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