



**Guide Price £250,000**

**Llancarfan, Vale Of Glamorgan CF62 3AD**

A rare opportunity arises to purchase approximately 11 acres of land with three large barns, set in popular location just outside Llancarfan Village. There is stock proof fencing on the appropriate boundaries. W3W; ///footpath.captions.upstarts

## SITUATION

The Village of Llancafán is positioned within gently rolling countryside and contains a number of period houses, church and public house. Although enjoying the benefits of a rural community, the village is accessible to the nearby Town of Cowbridge and is within the catchment area of the town's well regarded comprehensive school to which there is a bus service. The historic town of Cowbridge includes a range of quality shops, restaurants, a public library, health centre, a leisure centre and various sporting clubs. The heritage coastline lies to the south and west, with its beautiful cliff top walks and mixture of sandy and stoney beaches. The City of Cardiff is also within reach via the A48 road and the M4 motorway provides access to other major commercial centres in the region. There is a main-line railway station at Cardiff providing direct access to London in around two hours.

## BRIEF DESCRIPTION

A rare opportunity arises to purchase approximately 11 acres of land with three large barns, set in popular location just outside Llancafán Village. There is stock proof fencing on the appropriate boundaries. W3W; [///footpath.captions.upstarts](https://www.footpath.captions.upstarts)

## WAYLEAVES/EASEMENTS

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light drainage, and other easements, quasi easements, covenants, restriction orders etc., as may exist over the same or for the benefit of same, whether mentioned in these particulars or not.

## PLAN

The plan attached is published for identification purposes only and while every care has been taken its contents and accuracy cannot be guaranteed.

## ADDITIONAL INFORMATION

Freehold. W3W; [///footpath.captions.upstarts](https://www.footpath.captions.upstarts).



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