



Woodlands, 4 Llantwit Major Road  
Cowbridge, Vale of Glamorgan, CF71 7JP

Watts  
& Morgan



# Woodlands, 4 Llantwit Major Road

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**Guide price: £750,000 Freehold**

5 Bedrooms | 2 Bathrooms | 3 Reception Rooms

A delightfully positioned bungalow on a very generous level garden plot to the northern edges of Cowbridge town and considered to be within walking distance of its shops and services. Spacious accommodation has considerable scope to further improve and extend (subject to any appropriate consent). Living room with open fire, conservatory, dining room and kitchen/breakfast room with cloakroom and utility area beyond. Five bedrooms and family bathroom, the largest bedroom with its own en suite bathroom. Driveway parking and garage to front, especially large lawn to the rear bordered by mature trees and shrubs.



## Directions

Cowbridge Town Centre – 0.3 miles

Cardiff City Centre – 12.0 miles

M4 Motorway – 5.0 miles

**Your local office: Cowbridge**

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## Summary of Accommodation

### About the property

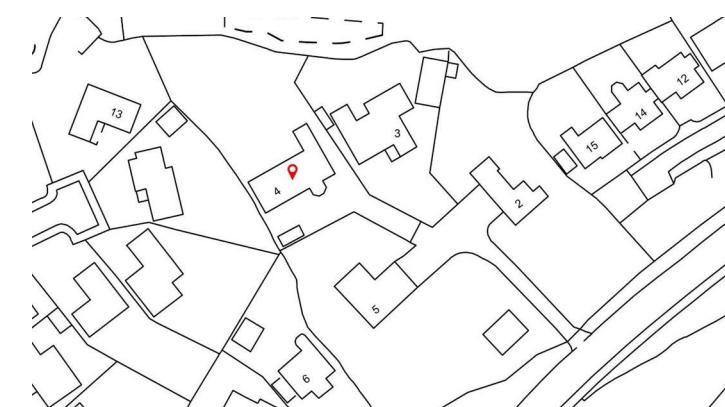
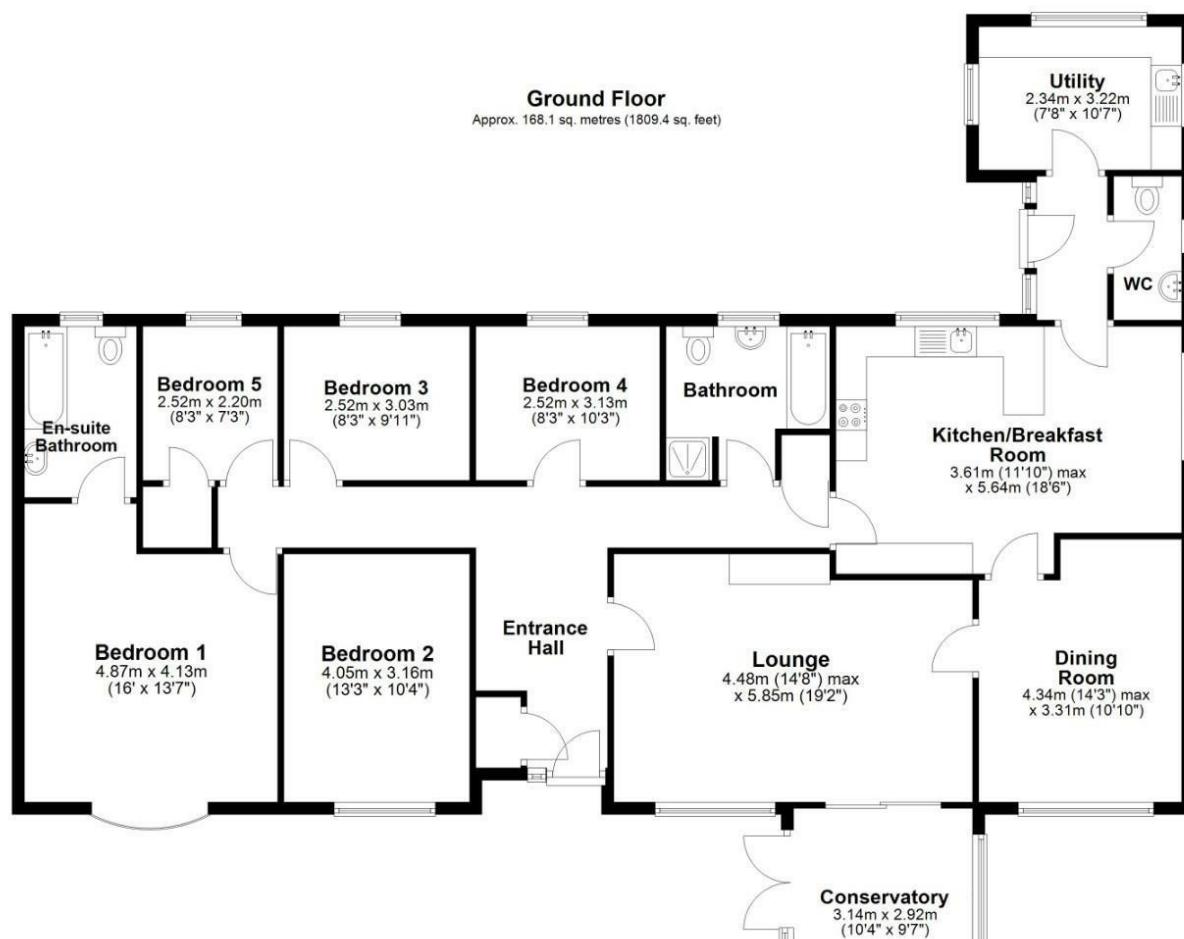
Woodlands is a spacious, true bungalow located off Llantwit Major Road on a plot of about 1/3rd of an acre. It provides plenty of very liveable accommodation yet retains exceptional scope to further improve and extend (subject to any appropriate consents). An entrance porch opens into a broad, deep entrance hallway from which the principal bedrooms are located to the left side whilst, to the right, are the living spaces. A family lounge overlooks the front driveway and enjoys a southerly aspect. It has, as a focal feature, a chimney breast set within an exposed stone surround. A conservatory with clear glazed roof is beyond, again enjoying a southerly aspect. Adjacent to the living room and linking the living room and the kitchen is a neat dining room, occupying a dual aspect corner spot. Kitchen/breakfast room is another dual aspect room with a broad window to the side elevation and a broader window overlooking the rear garden. The modern kitchen includes a range of units with appliances, where fitted, to remain including: double oven, fully integrated fridge and dishwasher. There remains ample room for a seating and a family size dining table. Beyond the kitchen/breakfast room is a rear entrance lobby with cloakroom, utility room and doorway to the rear garden. The utility room is particularly generous with ample room for much extra storage and space/plumbing for a washer and a dryer. The largest of the bedrooms look to the front elevation and is a particularly good double with fitted wardrobes; it has its own en suite bathroom. A second double also looks to the front elevation whilst bedrooms three, four and five all enjoy quite super views over the rear garden. All bedrooms have fitted wardrobes/storage. A contemporary family bathroom with bath and separate shower serves these other bedrooms.

### Additional information

Freehold. All mains services connect to the property. Gas-fired central heating. Council tax: Band G

## Garden & Grounds

Woodlands is set to the corner of the development of four individual houses, this one being set within a plot of about 1/3rd of an acre. From an initial section of driveway shared with the neighbouring properties (shared access/shared maintenance), pillar gated entrance leads to the driveway solely for the use of No.4. Driveway skirts past the front garden and leads to a detached garage (approx. max 5.5m x 2.9m). Garage, with power connected and eaves storage, is entered via a remote control up and over door (not tested). A path from the driveway leads to the front entrance porch. Same paved path continues through a gated entrance, skirting around the side of the property to the most impressive, generous rear garden. The rear garden space is level and has a great central lawn surrounded by mature flower shrub beds and with a tree line and fencing marking the rear boundary. There is a paved patio area overlooked by the kitchen and a second paved patio area positioned to catch the afternoon and evening sun.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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