Brighter Moves
ESTATE AGENTS

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£269,500

6 East View, Llandow, Cowbridge, South Glamorgan, CF71 7NZ

SOUGHT AFTER VILLAGE LOCATION WITH OPEN COUNTRYSIDE VIEWS. Within Llandow village is this family home offering plenty of living space with a additional conservatory, converted wet room and use able loft space through the third bedroom. The gardens are generous and private parking area. The property benefits from Oil Central Heating and uPVC double glazed doors and windows throughout. Council Tax Band D.

GROUND FLOOR

Entrance
uPVC double glazed stable door to inner hallway. Carpeted stairs lead to first floor level and doors leading to the lounge and kitchen.

Lounge
5.27m x 3.99m (17' 3" x 13' 1")
uPVC double glazed window to the front and French doors to the rear. Feature solid fuel burner with wood frame surround and hearth to the main wall. Carpeted flooring, power points.

Kitchen/Diner
5.24m x 3.39m (17' 2" x 11' 1")
uPVC double glazed window to the front and the rear. Fitted with a range of home made base and wall units with contrasting work surface over. Stainless steel sink and drainer with mixer tap over, electric range cooker, plumbing and space for washing machine or dish washer. Space for white goods. Feature solid fuel burner with wooden surround and doorway leading to rear hallway, in turn leading to Conservatory, storage, wc and wet room.

Conservatory
4.09m x 3.89m (13' 5" x 12' 9")
uPVC and brick build construction. French doors to rear. and single door to the side. Tiled flooring, radiator and power points power points

Cloakroom
1.37m x 0.83m (4' 6" x 2' 9")
Two piece suite comprising; low level w.c. and radiator

Wet Room
2.19m x 2.78m (7' 2" x 9' 1")
uPVC double glazed window to the front. Shower area, wash hand basin and low level w.c. Tiled to wall and flooring, Towel rail radiator. Pull down ladder access to loft space.

Loft Space.
2.82m x 2.21m (9' 3" x 7' 3") Total space minus ladder area.
Velux window to the rear, wall mounted oil heater, fitted carpet and power points.

FIRST FLOOR

Landing
Upvc double glazed window to the rear. Doorways to three bedrooms and family bathroom.

Bedroom One
3.59m x 2.80m (11' 9" x 9' 2")
uPVC double glazed window to the front. fitted wardrobes, fitted carpet, radiator and power points. Over stair storage space.

Bedroom Two
3.38m x 2.63m (11' 1" x 8' 8")
uPVC double glazed window to the front. Laminate flooring, radiator and power points. Over stair storage space.

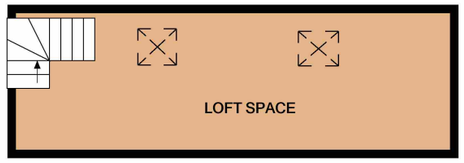
Bedroom Three
2.53m x 2.46m (8' 4" x 8' 1")
uPVC double glazed window to the rear. Extended bedroom space by adding stairs into the loft area giving extra living space with two velux windows, radiator and power points.

Bathroom
2.57m x 1.57m (8' 5" x 5' 2")
Fitted with a three piece suite comprising; Paneled bath with shower over. Pedestal wash hand basin and low level w.c., uPVC double glazed window to the rear. Vinyl flooring and radiator.

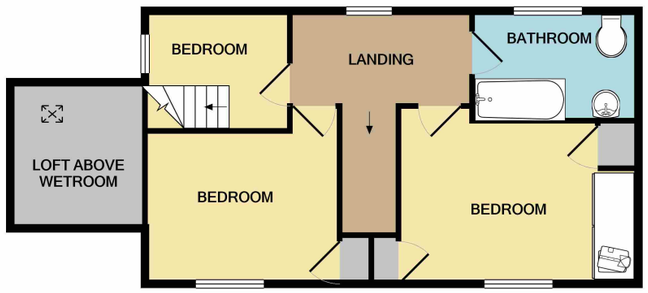
EXTERNAL

Gardens
REAR- A mixture of grass and decking areas. A number of wooden sheds, playhouse and workshop, some with electric supply. Open views from the rear.
FRONT- Private parking on graveled driveway. Steps to the front door and wood gate to side and rear. Oil container. (new in 2017)

GROUND FLOOR
APPROX. FLOOR
AREA 775 SQ.FT.
(72.0 SQ.M.)



LOFT SPACE
APPROX. FLOOR
AREA 215 SQ.FT.
(20.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 519 SQ.FT.
(48.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1509 SQ.FT. (140.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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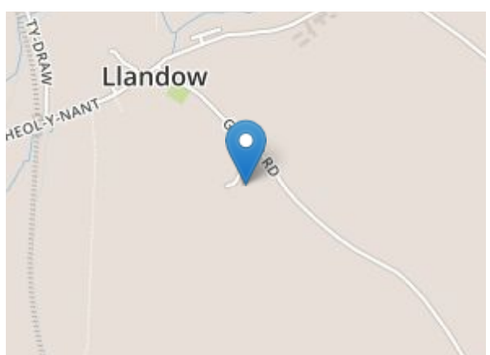

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