



DYLAN DAVIES
Estate & Letting Agents

Tel: 01443 808 809

www.dylandavies.co.uk

9 Cowbridge Road, Pontyclun, CF72 9EA

Castle Precinct, Llandough, Cowbridge. CF71 7LX

£625,000



FOR SALE

****A STUNNING FOUR BED DETACHED FAMILY HOME, SET IN THE QUAIN T VILLAGE OF LLANDOUGH****

Dylan Davies of PONTYCLUN is delighted to present to market this beautifully appointed four-bedroom, two-bathroom detached house, nestled alongside the ancient parish church in the picturesque village of Llandough, close to Cowbridge. This stunning property offers a harmonious blend of modern amenities and traditional charm, making it an ideal family home.

Upon entering, you'll find a welcoming entrance porch leading to a spacious reception hall with a stylish limestone floor and an elegant staircase. The ground floor boasts a contemporary cloakroom, a well-proportioned living room with French doors opening to the rear terrace and walled garden, and a dining room that also provides access to the garden. There is a cosy study/snug with views of the surrounding woodland, and a luxuriously fitted kitchen/family room featuring, electric underfloor heating, high-end appliances including a Quooker instant hot water tap and extensive glazing that bathes the room in natural light, making this a fantastic area for family gatherings and entertaining. An inner hall offers additional access to the living spaces and leads to a practical utility room.

****UNDERFLOOR HEATING IN KITCHEN****

The first-floor landing features a picture window with woodland views. The master suite includes a spacious bedroom with woodland views, a large fitted wardrobe, and a luxury en-suite bathroom. There are three additional double bedrooms, each offering lovely views and ample storage space. A second luxuriously appointed bathroom serves the other bedrooms, featuring modern fixtures and stylish finishes.

****NEW OIL COMBI BOILER (May 2023) WITH 7 YEAR WARRANTY****

Outside:

The property is approached via a gentle flight of steps leading to the front door, with a parking area and a beautifully landscaped front terrace. The rear garden is a charming mix of fencing and stone walls, with raised shrubbery borders and a spacious paved terrace perfect for outdoor entertaining.

Location:

Llandough is a charming village just minutes from the market town of Cowbridge, offering excellent local facilities including highly regarded schools, a wide range of shops, a library, a health centre, and various sporting and recreational facilities such as a leisure centre, tennis club, cricket club, squash club, and bowls club. Situated in the heart of the Vale of Glamorgan, the village is close to the heritage coastline and enjoys easy access to major centres including Cardiff, Newport, Swansea, Bridgend, and Llantrisant via the main road network.

****VIEWING ESSENTIAL TO APPRECIATE****

TENURE & SERVICES:

Freehold property. Council Tax Band: G

The property benefits from mains water and electricity, Oil central heating via a combination boiler (Installed May 2023) with 7 Year Warranty, and private drainage managed by the property owners' management company (variable annual cost currently £320 per annum).

****Please note: There is no mains gas to the property****







Ground Floor



First Floor

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. THE PLAN MAKER DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY DIMENSIONS.

