



6 East View

Llandow, Cowbridge, CF71 7NZ

Price £355,000

HARRIS & BIRT



A well-presented three-bedroom family home, situated in a peaceful setting within the village of Llandow and enjoying open countryside views to the rear. The accommodation briefly comprises an entrance hall, living room, kitchen/dining room, utility room, conservatory, and a ground-floor shower room with W.C. To the first floor are three bedrooms and a family bathroom. An attic room, accessed via the third bedroom, provides useful additional space. Externally, the property benefits from parking to the front, enclosed rear gardens, storage sheds, and a newly installed summer house, offering versatile accommodation suitable for use as a home office, gym, or hobby room.

The market town of Cowbridge is no more than a few minutes drive away and offers an extensive range of local facilities including a wide range of shops both national and local, library, health centre, sporting and recreational facilities including leisure centre, cricket club, bowls club, tennis club, squash club etc. The property is situated in the very heart of the rural Vale of Glamorgan and this pretty rural village has a friendly community spanning across all ages. Its village hall has an active and enthusiastic committee of members and together they organise numerous social events, including regular pub nights, film nights and the popular annual summer village fete. There is also a weekly social hub held there during winter months where anyone can pop in for a cuppa, a piece of cake and a chat.

The property is surrounded by some delightful countryside with the Heritage Coastline just a few miles to the south. Easy access to the major road network brings major centres including the capital city of Cardiff, Bridgend, Swansea, Llantrisant etc within comfortable commuting distance. The property falls within catchment for the well regarded Colwinston Primary School and Cowbridge Comprehensive School with school buses for both stopping approximately 100 yards from the end of the drive.

- Three Bedroom Semi-Detached
- Off Road Parking To Front
- Conservatory To Rear
- Parking To Front
- Enclosed Generous Gardens To Rear
- Kitchen / Dining And Living Room
- Two Double Bedrooms And Third Single
- EPC - F

Accommodation

Ground Floor

Entrance 7'8 x 4'10 (2.34m x 1.47m)

The property is entered via UPVC stable style door with obscure glazed vision panel into hallway. Ceramic tiled flooring. Window to front elevation. Radiator behind decorative radiator cover. Straight stairs lead up to first floor landing. Door through to living room and kitchen/breakfast.

Living Room 17'2 x 12'1 (5.23m x 3.68m)

UPVC double glazed window to front elevation. UPVC double glazed patio doors open out onto rear decked terrace. Quarry tiled flooring. Radiator. Skimmed walls. Coved and skimmed ceiling. Pendant ceiling light. Feature fireplace with marble hearth and wooden surround.

Kitchen/Breakfast Room 17'4 x 12'0 (5.28m x 3.66m)

Fitted farmhouse country kitchen with features to include a range of wall and base units set under and over granite effect worktops. Ceramic tiled splashbacks. 1.5 sink bowl and drainer with curved swan neck mixer tap. Space for Belling electric ranger cooker with five ring induction hob and cooker hood over. Space for fridge/freezer.

Space for dining table and chairs. Feature fireplace with multifunction burner set on tiled hearth with wooden surround and mantel. Continuation of flooring from entrance hall. Skimmed walls. Coved and textured finished ceiling. Pendant ceiling lights. Dual aspect windows to front and rear. Radiator. Door to understairs utility. Door to inner hall.

Utility Room 8'0 x 3'1 (2.44m x 0.94m)

Space for washing machine. Space for dishwasher. Plenty of open shelving. Window to rear elevation. Continuation of tiled flooring. Pendant ceiling light.

Inner Hall 6'7 x 3'11 (2.01m x 1.19m)

Continuation of tiled flooring. Pendant ceiling light. Storage cupboard housing Worcester oil boiler and shelving. Door to sun room, shower room and WC.

Sun Room 13'7 x 12'9 (4.14m x 3.89m)

UPVC double glazed windows to sides set on a dwarf wall. Glazed roof structure allowing plenty of natural light. UPVC double glazed patio doors open out onto rear garden. Further pedestrian door to side with cat flap. Tiled flooring. Skimmed wall. Ceiling fan.

Shower Room 7'4 x 9'3 (2.24m x 2.82m)

Three piece wet room style suite in white comprising corner shower cubicle with electric shower head attachment. Low level dual flush WC. Wall hung wash hand basin with mixer tap. Tiled walls. Non-slip flooring. Textured finished ceiling. Pendant ceiling light. Ceiling spotlight. Loft access hatch. Wall hung vertical heated towel rail. Window to front elevation.

WC 3'1 x 5'8 (0.94m x 1.73m)

Window to side elevation. Low level dual flush WC. Continuation of tiled flooring. Panelled walls. Radiator. Skimmed ceiling. Pendant ceiling light.

First Floor

Landing 8'3 x 9'9 (2.51m x 2.97m)

Accessed from ground floor hall onto first floor landing. Wooden floor boards. Skimmed walls and ceiling. Pendant ceiling light. UPVC double glazed window to rear. Access to loft via hatch. Doors to all first floor rooms.

Master Bedroom 11'7 x 9'0 (3.53m x 2.74m)

UPVC double glazed window to front. Fitted carpet. Skimmed walls and ceiling. Pendant ceiling light. Radiator. Four door run of mirror front wardrobes. Two storage cupboards.

Bedroom Two 8'5 x 11'10 (2.57m x 3.61m)

UPVC double glazed window to front. Wood effect laminate flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator. Storage cupboard.

Bedroom Three 8'3 x 8'6 (2.51m x 2.59m)

UPVC double glazed window to side. Wood effect laminate flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator. Storage cupboard. Stairs lead up to attic space/loft.

Loft 6'11 x 23'9 (2.11m x 7.24m)

Currently in use for storage. Two Velux windows. Carpet flooring. Exposed beams. Skimmed walls and ceiling. Radiator.

Bathroom 5'1 x 10'0 (1.55m x 3.05m)

Three piece suite in white comprising panelled bath with shower head fitment set behind glazed screen with tiled splashback. Low level dual flush WC. Wall hung wash hand basin with hot and cold taps and vanity unit below. Skimmed walls. Pendant ceiling light. Vinyl flooring. Extractor fan. UPVC double glazed window to rear. Radiator.

Outside

To the front of the property there is off road parking. Side gate offers access to rear garden. Oil tank. Slate flooring. Garden shed with light and power. Hardwood front summer house with light and power and French doors. Laminate flooring. Skimmed walls and ceiling. Ceiling spotlights. Three windows. Large corner garden plot. Wild flowers, fruit trees and shrubbery. Lodge used for storage. Large decked area great for outside entertaining.

Services

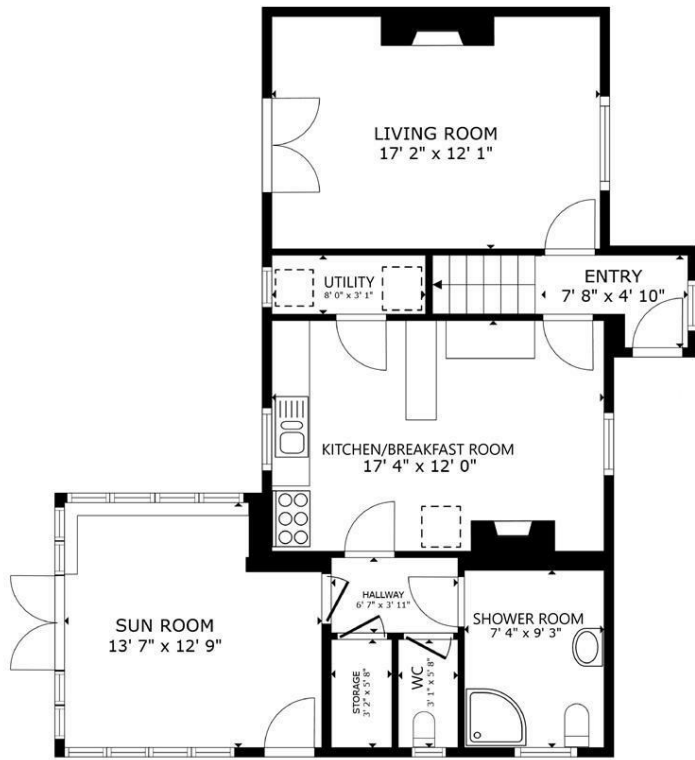
Mains drainage. Oil central heating.







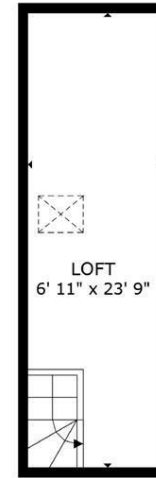




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 818 sq.ft. FLOOR 2 460 sq.ft. FLOOR 3 165 sq.ft.
 TOTAL : 1,443 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge
 65 High Street, Cowbridge, CF71 7AF
 01446 771777 cowbridge@harrisbirt.co.uk

Cardiff
 359 Caerphilly Road, Cardiff, CF14 4QF
 02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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	58

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

