

Plots at The Laurels, Llanquian Road

Aberthin, Cowbridge CF71 7HE

Watts & Morgan

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£525,000 Freehold

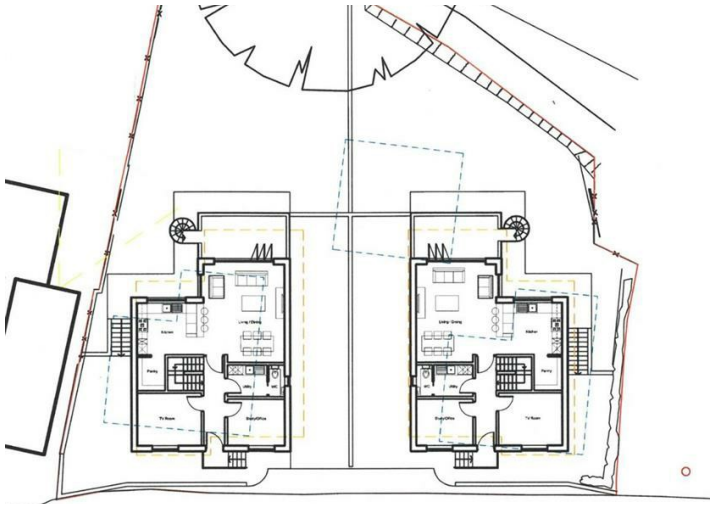
In a glorious location close to Aberthin Village yet looking out over fields and farmlands to the rear and also towards 'Stalling Down', a serviced plot with Planning Permission for two detached, 4 bedroom family homes. Plans include kitchen open plan to a family living-dining area, separate sitting room and a study / home office. Also pantry; utility room; and WC. Four double bedrooms (one en suite) and bathroom. Both have multi-purpose games rooms to the lower ground level opening to the garden beyond. Driveway parking. Gardens to the rear bordered by Nant Aberthin stream to the rear.

0.2 Acres

A serviced plot with 35m Frontage and no requirement for SUDS







Directions

Cowbridge Town Centre – 1.2 miles

Cardiff City Centre – 12.4 miles

M4 Motorway – 10.9 miles

Your local office: Cowbridge
T: 01446 773500
E: cowbridge@wattsandmorgan.co.uk



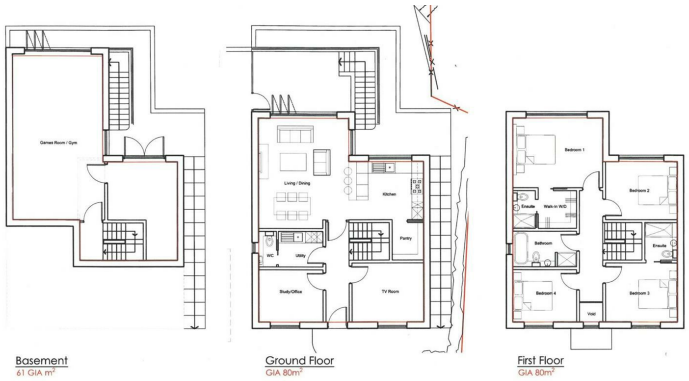
Summary of Accommodation

ABOUT THE PLOTS

In a glorious location close to Aberthin Village yet looking out over fields and farmlands to the rear and also towards 'Stalling Down', a serviced plot with Planning Permission for two detached, 4 bedroom family homes.

Plans include kitchen open plan to a family living-dining area; separate sitting room and also a study / home office; 4 double bedrooms (one en suite) and family bathroom. Both have multi-purpose games rooms to the lower ground level opening to the rear garden beyond. Ample driveway parking. Gardens to the rear bordered by Nant Aberthin stream.

Further plans and information available from Vale of Glamorgan Council website, planning portal (planning references 2018/01803/FUL and 2021/01104/FUL)





Additional Information

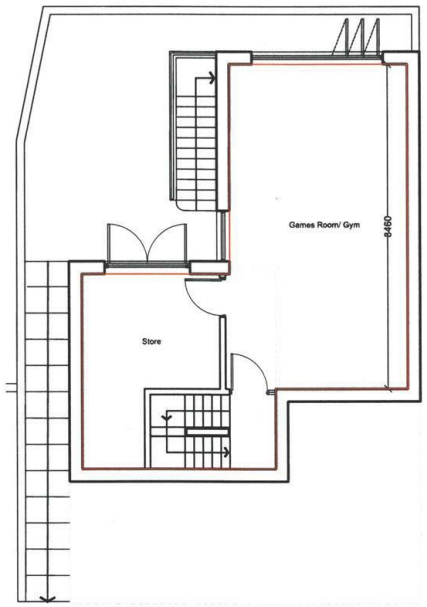
Freehold.

It is understood there are electric, gas and water supplies running to Llanquian Road fronting the property.

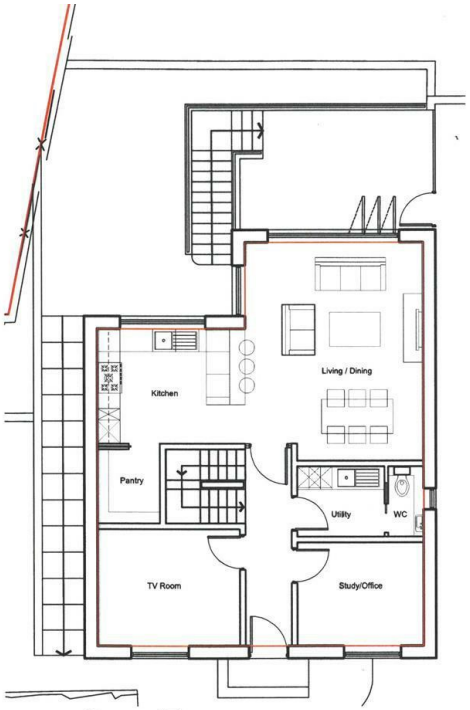
The buyer will be responsible for connecting to these utilities and the associated costs.

The buyer will be responsible for paying the Section 106 Agreement (£27,770 per house)

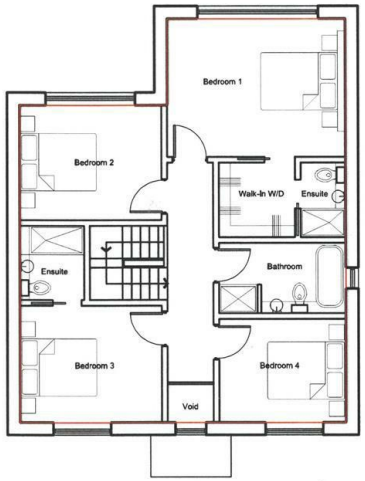
Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Basement
61 GIA m²



Ground Floor
GIA 80m²



First Floor
GIA 80m²



Scan to view property

Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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