



Watts
& Morgan
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For Sale
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Greytops,
Nr Cowbridge, Vale Of Glamorgan, CF71 7NQ

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& Morgan



Greytops,

Llysworney, Nr Cowbridge, Vale Of Glamorgan, CF71 7NQ

£550,000 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms

Nestled in the serene village of Llysworney, just ten minutes from Cowbridge, this beautifully presented four-bedroom detached property offers flexible living space, a sociable kitchen with feature larder, and a light-filled living room with multi-fuel burner. With three double bedrooms, a fourth single with church views, a conservatory, utility room, garage access, and both a ground floor shower room and upstairs family bathroom, this home caters to modern family life with style and practicality. The standout South-facing rear garden, coupled with a thoughtfully designed front garden, makes this a rare find in a highly sought-after location within the Cowbridge School Catchment. A home bursting with character and potential.



Directions

Cowbridge Town Centre – 3.3 miles

Cardiff City Centre – 15.9 miles

M4 Motorway Pencoed – 6.5 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk





Summary of Accommodation

About the Property

Set in the heart of the peaceful and picturesque village of Llysworney, this delightful four-bedroom detached home offers versatile living in one of the Vale of Glamorgan's most sought-after locations. Llysworney benefits from being within the desirable Cowbridge School Catchment area and is just a ten-minute drive from the charming market town of Cowbridge, renowned for its boutique shops, restaurants, and strong sense of community.

The property offers a flexible layout with three generous double bedrooms and a fourth single bedroom, which enjoys a tranquil view of the neighbouring village church. The ground floor bedroom provides excellent versatility and could equally serve as a second sitting room, playroom, or home office.

The spacious main living room is filled with natural light from both the front and rear, with views over the front garden and the church, and access to a conservatory through rear French doors. A working multi-fuel burner adds warmth and character to this welcoming space.

The kitchen is the heart of the home, featuring a central island ideal for social gatherings, a single oven and microwave oven, electric hob, and a beautifully positioned, spacious larder. Tastefully designed with cream cupboard doors and off-white quartz worktops, the kitchen is flooded with light from windows, French doors, and a Velux window above. A separate utility room, accessed off the kitchen, houses the combi boiler and provides internal access to the garage as well as additional access to the garden.

Also on the ground floor is a practical shower room and ample storage. Upstairs, the remaining three bedrooms include two doubles with Velux windows and built-in wardrobes, and a well-appointed three-piece family bathroom.



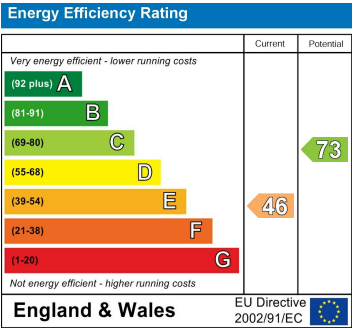
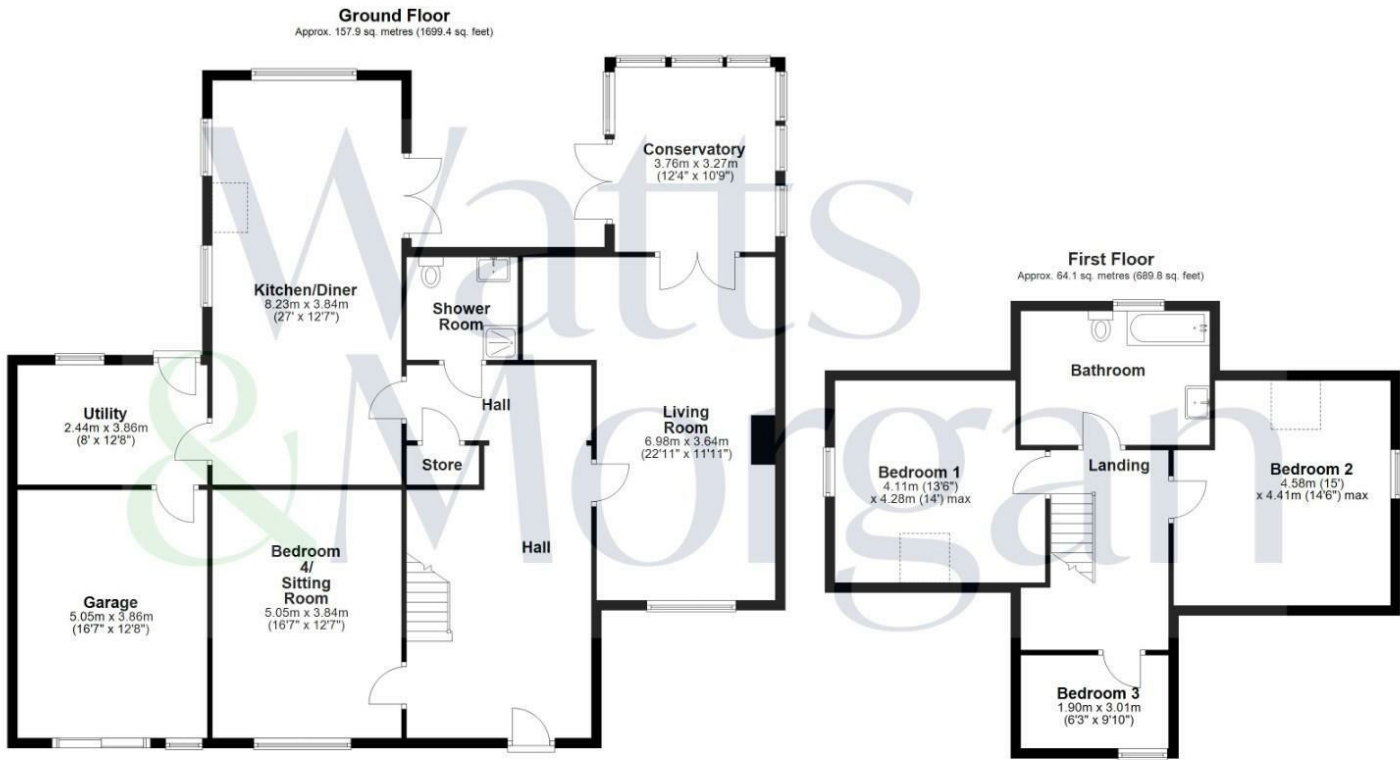
Garden & Grounds

The property is set within a generously sized plot, with beautifully maintained outdoor spaces to the front and rear. The standout South-facing rear garden enjoys sunshine throughout the day, offering an expansive lawn area alongside a well-positioned patio — ideal for al fresco dining and entertaining.

To the front, the garden is attractively landscaped with a combination of lush lawn, a paved walkway, purple plum slate stone, and blooming flower beds that add charm and colour throughout the seasons. Whether you're a keen gardener or simply enjoy relaxing outdoors, these spaces offer peace, privacy, and potential.

Additional Information

Freehold. Mains electric, water and sewerage connect to the property. Oil-fired central heating. Council tax: Band F



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.



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