



Windways, Llanbethery,  
Llancarfan, Vale of Glamorgan, CF62 3AN

Watts  
& Morgan







# Windways, Llanbethery,

Llancarfan, Vale of Glamorgan, CF62 3AN

**Guide price: £449,950 Freehold**

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

A delightful cottage of immense character within this much respected village having wonderful accommodation and south facing garden to the rear. Entrance hallway, dining room and lounge both with wood burners, kitchen with bespoke fitted units. To the first floor: principal bedroom enjoying far reaching views over surrounding area onto the Bristol Channel, second double bedroom, third generous single bedroom and stylish family bathroom. Driveway parking and front garden; larger south facing, private garden to the rear including paved seating areas, long lawn and range of storage sheds.



## Directions

Cowbridge Town Centre – 7.1 miles

Cardiff City Centre – 11.9 miles

M4 J34 Miskin – 7.1 miles

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## Summary of Accommodation

### About the property

Llanbethery is a popular village to the heart of the rural vale yet within easy striking distance of the A48, the M4 and Cardiff. Windways is located to the heart of this village and thought to date from the late Victorian period. The accommodation has, in more recent years, been further enhanced yet retains the essential character of a cottage property but with further scope to improve and extend (subject to any appropriate consent). The entrance hallway has a staircase running to the first floor with tiled floor extending into the dining room and through into the kitchen. Looking to the front of the property is the dining room with a neat enamel wood burning stove resting on a Spanish tiled hearth. This room has considerable potential to be used for many and varied uses. A larger family living room is to the rear of the property with double, French doors looking out over, and opening onto, a south facing patio with lawned garden beyond. This is a glorious, light living room which has, as a focal feature, a chimney breast with period wooden mantelpiece and wood burner within flanked, to one side, by period cupboards and display cabinets and, to the other side, by fitted shelving. The kitchen is a great space with a comprehensive range of bespoke solid timber units with painted fronts and solid wooden worktops. A fully integrated dishwasher is to remain; space and plumbing for a washing machine; electric "Everhot" range cooker is available by separate negotiation. Space remains for a tall fridge freezer. The hallway continues past an under stairs store / pantry to a side door opening to the eastern side of the property.

To the first floor, the landing has doors leading to all three bedrooms and to the family bathroom. The largest, principal bedroom overlooks the rear garden and enjoys fine southerly views over farmland onto the Bristol Channel to the distance. This is a particularly good size double bedroom. A second double bedroom overlooks the front garden while a third single bedroom is to the rear of the property and positioned to enjoy the views. The family bathroom includes a traditionally styled 3-piece white suite with shower over bath and an especially deep over the stairs storage cupboard. All bedrooms have wonderfully honey coloured exposed pine floorboards.

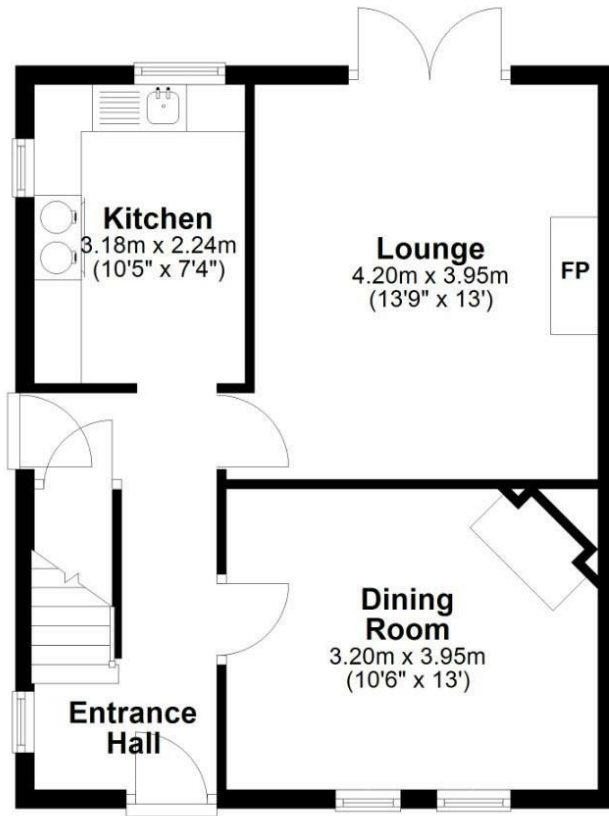
### Additional information

Freehold. Mains electric and water connect to the property. Oil-fired 'combi' central heating. Cess pit drainage. Council tax: Band F



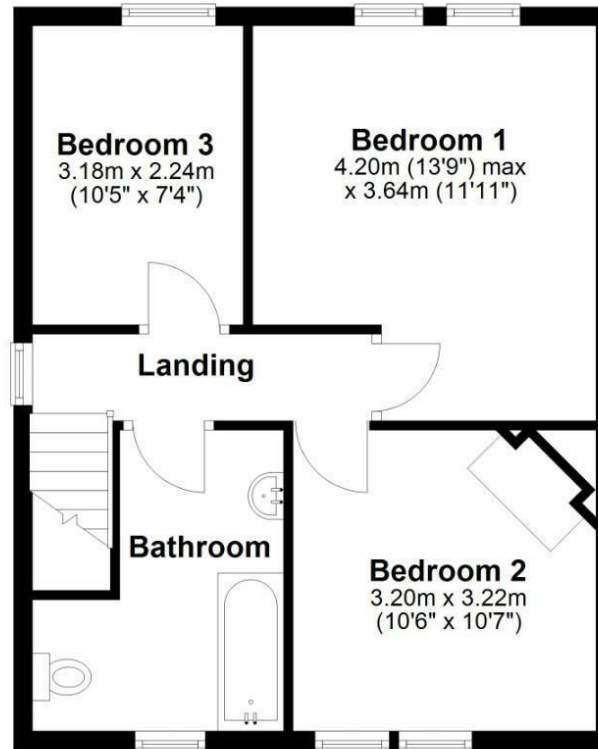
## Ground Floor

Approx. 44.9 sq. metres (483.6 sq. feet)



## First Floor

Approx. 45.2 sq. metres (486.4 sq. feet)



Total area: approx. 90.1 sq. metres (969.9 sq. feet)

## Garden & Grounds

The property is set within a lovely, generous plot to the southern side of the lane running through the village. A pillared entrance leads on to an off-road parking area from which steps lead up, past the lawned front garden, to the principal entrance doorway. A broad gated entrance to the side of the property leads through to the rear garden. The front garden is a lawned space edged by flower and shrub beds. The rear garden is a much larger space, enjoying a superb south facing aspect bordered by farmland to the rear. An initial flint-chipped sitting area, ideal as a summer dining area, is accessed from the lounge. This opens, in turn, onto a large, private lawn bordered to the western side by mature hedging. The lawn runs to the far boundary wall with trellis atop and farmland beyond. To the far corner of the garden is an additional paved seating area, the perfect spot to catch the afternoon and evening sunshine. Running the length of the garden is a concreted path to the side of which are a range of timber built store sheds and a potting shed, all to remain.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		68
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Scan to view property

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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