



Rookery Nook,  
Llangan, Vale of Glamorgan, CF35 5DW

Watts  
& Morgan



# Rookery Nook,

Llangan, Vale of Glamorgan, CF35 5DW

**Guide price: £775,000 Freehold**

5 Bedrooms | 2 Bathrooms | 3 Reception Rooms

An extremely spacious family home to the edge of this popular vale village enjoying panoramic views over the village fields and surrounding farmland. Lounge and Kitchen/dining space, both opening to a decked seating area from which to enjoy the superb vista. Second well proportioned sitting room / home cinema and study. Also utility room and ground floor cloakroom. To the first floor: superb master bedroom suite with dressing room and en suite bath / shower room. A second en suite guest bedroom and three further bedrooms and family bathroom. Driveway parking and double garage. Garden to two sides including gently sloping lawn enjoying the views over the village and surrounding farmland. Integrated heating system with solar panels, oil boiler and wood burner.



## Directions

Cowbridge Town Centre – 3.9 miles

Cardiff City Centre – 16.6 miles

M4 Motorway, Junction 35 Pencoed – 4 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk

## Summary of Accommodation

### About the property

Rookery Nook is a deceptively spacious family home located in this popular village, extended and modernised in recent years to provide "move in ready" accommodation. A broad, deep covered porch opens into the ground floor hallway from which a staircase runs to the first floor and doors lead to the kitchen/diner; to the family lounge; and to an additional seating room. One further door opens to a ground floor cloakroom. The lounge is positioned to the eastern end of the property and features a 'Stratford' wood burning stove resting on a flagstone hearth. Bi-fold doors open from here onto a decked seating area with garden beyond – the ideal space to enjoy the quite outstanding views over the village and adjoining farmland. The kitchen/living/diner is a thoroughly modern space of distinct kitchen and dining areas . The kitchen itself includes a very good range of contemporary units with appliances, where fitted, to remain and including: hob, double oven, microwave, wine fridge, integral fridge, freezer and dishwasher. The kitchen is open plan to the adjoining dining area where there is ample room for a family size dining table. Doors lead from here to a decked seating area, ideal for alfresco dining. A utility room provides further storage with space / plumbing for a washing machine. A doorway links into an extremely sizeable sitting room, currently used as a home cinema space.

To the first floor, all bedrooms are accessed from the landing area. The master bedroom suite, in particular, is especially generous in size including bedroom area, ensuite bathroom and dressing room. A second double guest bedroom enjoys quite superb easterly views over the surrounding area and has an access door into the family bathroom. The three other bedrooms all share use of the same family bathroom.

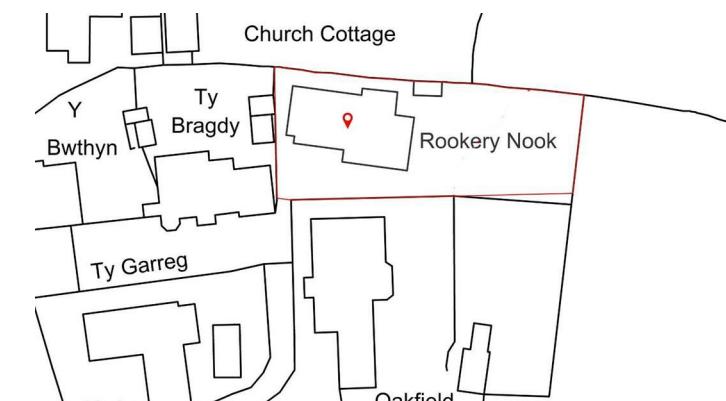


### Additional information

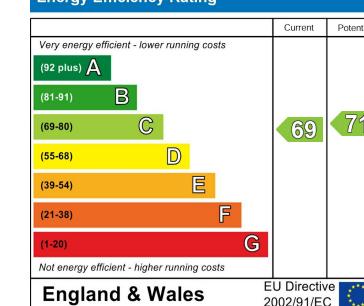
Freehold. Mains electric and water connect to the property. Oil fired central heating with wood burner and 3.6kw solar PV panels integrated in to the system. Also Feed-in Tariff. Further details available from the seller. . Mains drainage. Council Tax: Band G

## Garden & Grounds

Enjoying a sheltered plot, Rookery Nook is located to the edge of the village of Llangan, looking out over and adjoining fields with the village and farmland beyond. It is accessed via a section of driveway shared with two other properties, a 5-bar gate opening onto a block paved parking area. The double garage is entered via an electric remote controlled sectional door and provides an extremely generous parking/storage space. A path runs from the same driveway through a section of lawn to the principal garden space to the eastern side of the property. A broad, deep timber deck is accessed from the family lounge and from the kitchen/diner and enjoys its raised elevation and the views over the environs. There is a deep area to the rear of the property, mainly paved and ideal for storage, etc.



### Energy Efficiency Rating





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