



Ashdene , Llangan  
Nr Cowbridge, Vale Of Glamorgan, CF35 5DW

Watts  
& Morgan



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**Guide Price £550,000 Freehold**

4 Bedrooms | 1 Bathroom | 2 Reception Rooms

A spacious family home nestled in the ever popular Vale Village of Llangan. Requiring full modernisation throughout, yet offering substantial accommodation. This detached property comprises; entrance hallway, cloakroom/WC, generous lounge, separate dining room and kitchen/breakfast room. The first floor leads to four double bedrooms and a 5-piece traditional bathroom. Externally offering front and rear lawned gardens backing onto rear farmland. Driveway parking leading to a double integral garage.

Cowbridge School Catchment.

No on-going chain.

EPC Rating; TBC.

#### Directions

Cowbridge Town Centre – 3.9 miles

Cardiff City Centre – 19.7 miles

M4 Motorway – 3.9 miles



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## Summary of Accommodation

### ABOUT THE PROPERTY

Ashdene is neatly located in the centre of Llangan village, backing onto farmland.

A glazed hardwood door leads through into the good size entrance hallway with carpeted staircase to the first floor and a 2-piece cloakroom.

The lounge is a dual aspect spacious reception room benefiting from a bay window to the front aspect and sliding aluminium doors lead out onto the rear patio. A central feature to this room is the open fire set within a traditional stone chimney breast with tiled hearth.

Adjacent to the lounge lies the separate dining room with wood-block flooring and a uPVC window overlooks the rear garden.

Directly next to the dining room is the kitchen/breakfast room fitted with a traditional kitchen with an integral double oven, grill and electric hob to remain. A glazed uPVC door provides access out to the rear garden and, from here, a courtesy door opens into the integral garage.

To the first floor are four spacious double bedrooms. Three out of the four bedrooms have their own fitted wardrobes.

The principal bedroom offers double fitted wardrobes and has access into the 5-piece family bathroom with mirrored door airing cupboard housing the hot water tank. This bathroom has an amazing south-facing view over farmland to the rear.

### ADDITIONAL INFORMATION

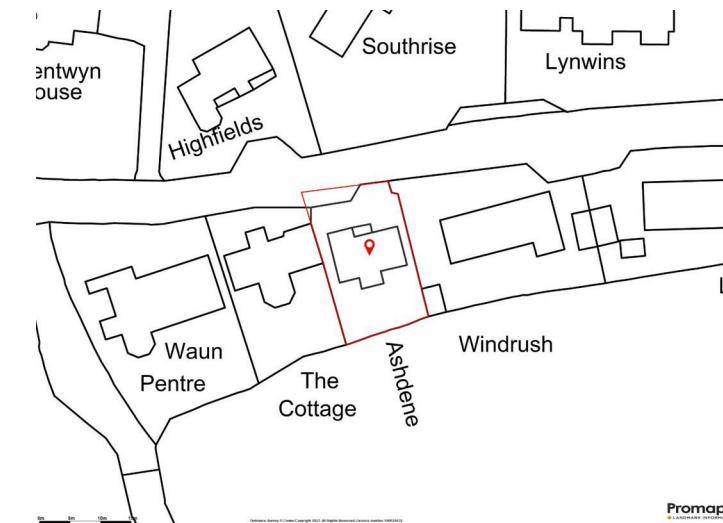
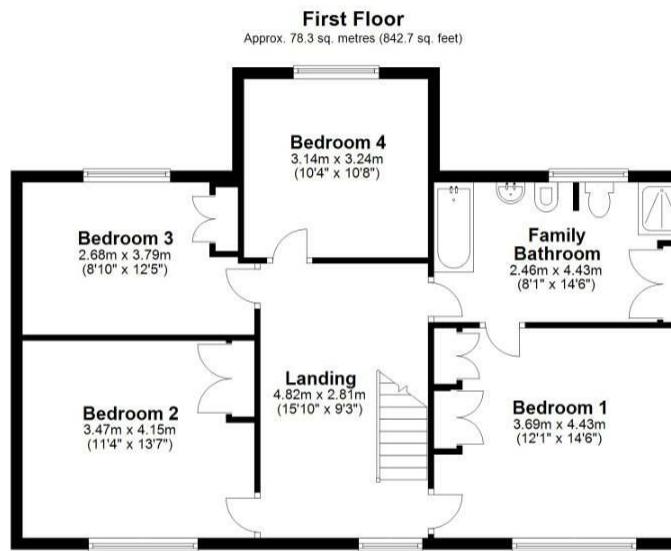
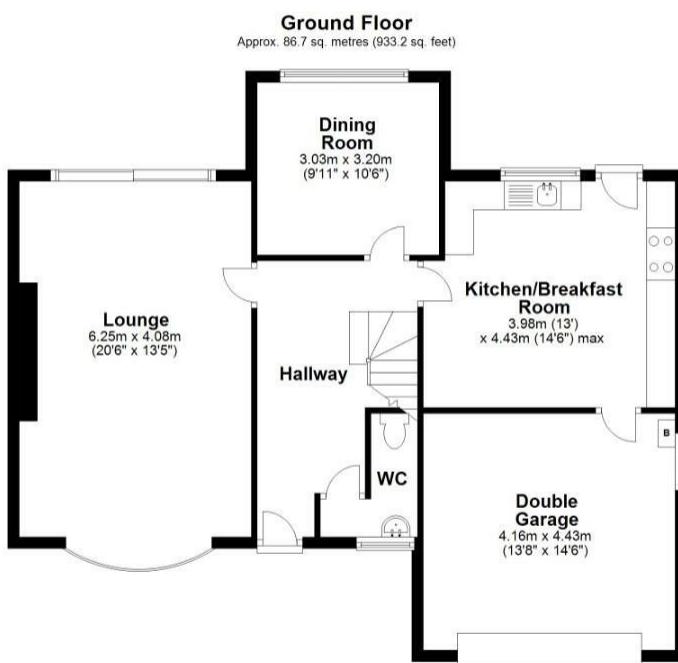
Mains services connected. Oil-fired central heating. Freehold. Council Tax Band; G.



## GARDENS AND GROUNDS

Ashdene is well-positioned in this reputable Vale Village, offering front driveway providing off-road parking for one vehicle leading to an integral double garage.

The front garden is laid to lawn with mature hedgerow and a side footpath leads around to the rear of the property which offers a predominantly lawned south-facing, private garden, backing onto farmland.



Total area: approx. 165.0 sq. metres (1775.8 sq. feet)

Plan produced by Waits & Morgan LLP.  
Plan produced using PlanUp.

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.

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	



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