

1 Railway Cottages, Llandow,

Nr Cowbridge, Vale of Glamorgan, CF71 7NX

Watts & Morgan



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Guide Price £290,000 Freehold

2 Bedrooms | 1 Bathroom | 1 Reception Room

A sizeable, semi-detached cottage located in the centre of Llandow village. With south-facing farmland views to the rear aspect.

Accommodation to include; porch, lounge with log burner, kitchen/dining room with original coal-fired Aga. Also, walk-in pantry and useful utility room. Two generous double bedrooms and a 4-piece bathroom.

Enjoying a good sized lawned plot in this idyllic village, within catchment for Cowbridge schools.

EPC Rating E.







Directions

Cowbridge Town Centre – 3.7 miles

Cardiff City Centre – 19.9 miles

M4 Motorway – 7.3 miles

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Summary of Accommodation

Situation

The Village of Llandow is situated some 4 miles west of the Town of Cowbridge and includes a Village Hall and Church. Primary schooling is available in the neighbouring Village of Colwinston / Secondary Schooling is in Cowbridge.

The Market Town of Cowbridge offers quality shopping for everyday needs to luxury items. There is also a Health Centre, Library, Restaurants and public houses. Access both east and west is via the A48 trunk road which services "The Vale".

About The Property

A stone-built, Victorian cottage nestled in the heart of Llandow village with countryside views to the rear aspect.

The entrance porch presents space for cloaks and shoes and leads directly into the lounge.

The lounge is a generous reception space, with central feature log burner stove. This cosy room offers an outlook to the front aspect onto the Village lane.

From the lounge, a door opens into the kitchen-dining room which is a lovely space to entertain and connects to the garden via the utility/boot room. The kitchen is fitted with a range of painted pine base units with laminate work surfaces, and a range of integral appliances to include; inset double oven, grill and electric hob. Also, a stainless steel sink unit with broad window overlooking the garden. A focal point to this room is the original working coal-fired Victorian Range with tiled hearth and wooden mantle. Also on offer is a large understairs storage cupboard plus a walk-in pantry which provides useful storage.

From the kitchen, an enclosed staircase leads to the first floor. This floor presents two generous double bedrooms and a 4-piece bathroom with separate bath and corner shower enclosure.

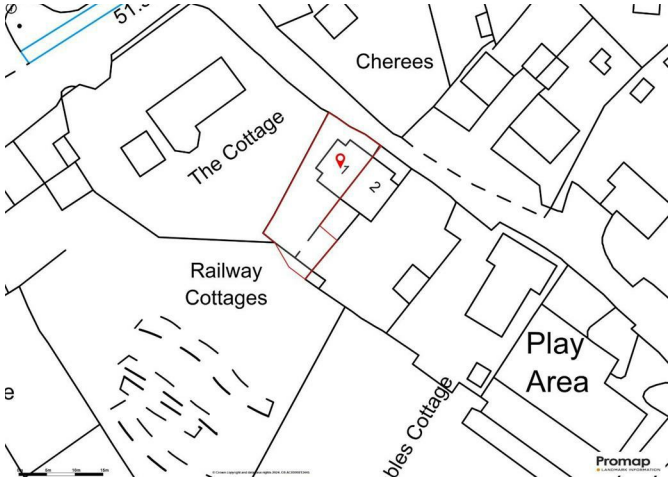
The rear bedroom enjoys wonderful countryside views.

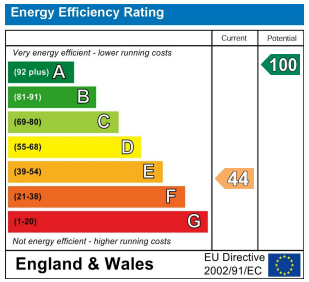
Garden & Grounds

Positioned just off the Village lane, with nearby children's play park, sits 1 Railway Cottages. A stepped footpath leads to the front entrance porch, with lawned and paved frontage,, leading directly to the rear garden. The sizeable rear garden is predominately laid to lawn, fully enclosed by stone wall and offers a range of stone built outbuildings (in need of attention). Also, a lean-to greenhouse to remain. Beyond the garden wall is farm fields, which offers a lovely outlook and a south-westerly aspect. There is nearby on-road parking.

Additional Information

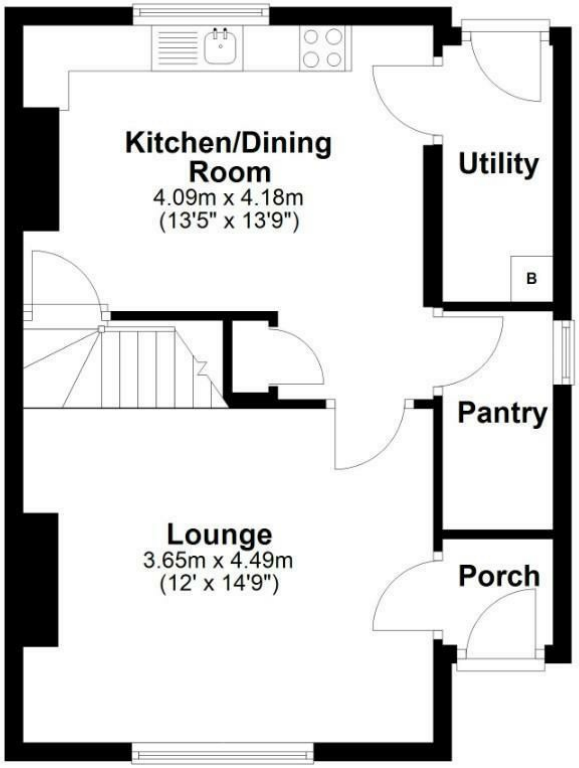
Freehold. Mains electric and water connected. Oil-fired central heating. Council tax: Band E.



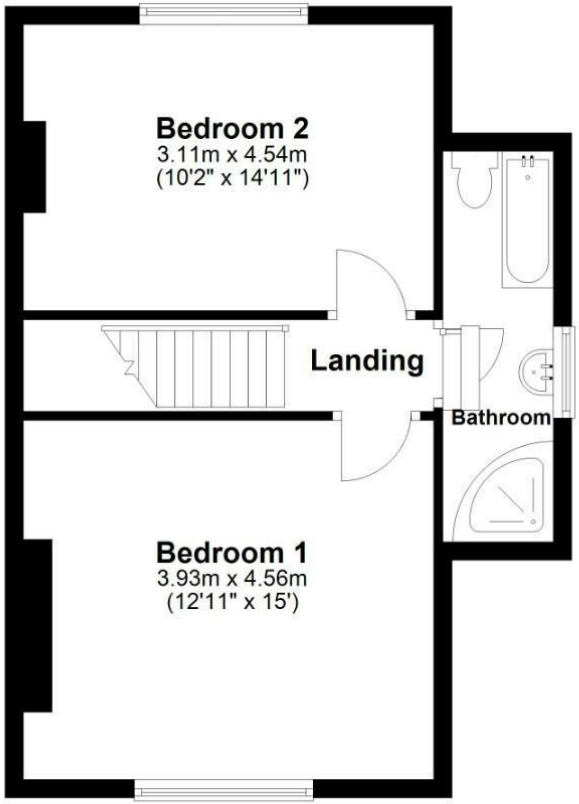


Scan to view property

Ground Floor
Approx. 42.6 sq. metres (458.3 sq. feet)



First Floor
Approx. 43.0 sq. metres (462.9 sq. feet)



Total area: approx. 85.6 sq. metres (921.2 sq. feet)

Plan produced by Watts & 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.



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