



Nant Y Felin, 2 Heol Y Nant,  
Llandow, Nr Cowbridge, Vale of Glamorgan, CF71 7PE

Watts  
& Morgan







# Nant Y Felin, 2 Heol Y Nant,

Llandow, Vale of Glamorgan, CF71 7PE

**Guide price: £699,950 Freehold**

4 Bedrooms | 2 Bathrooms | 1 Reception Rooms

An exceptional and immaculate family home in this sought after peaceful village, with comprehensively modernised and refurbished accommodation and south-facing garden to the rear. Entrance hallway, dual aspect living room with doors opening to rear landscaped garden. Kitchen/dining space with kitchen area looking out over the garden in a southerly direction. Ground floor wc / shower room, also utility room. Integral long garage. Four double bedrooms and luxurious, contemporary shower room. Lawn and ample driveway parking to the front; landscaped garden with flagstone-paved sun terrace, larger lawn, summerhouse and ornamental pond all enjoying the fine southerly aspect with farmland beyond.



## Directions

Cowbridge Town Centre – 3.8 miles

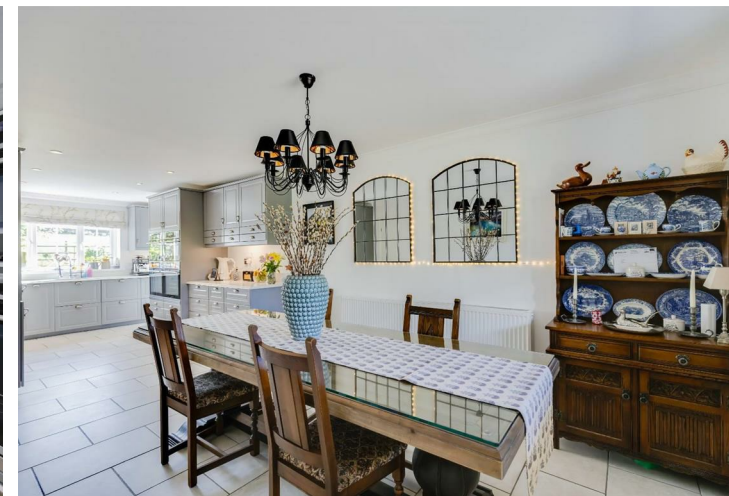
Cardiff City Centre – 16.9 miles

M4 J35 Pencoed – 7.5 miles

**Your local office: Cowbridge**

T: 01446 773500

E: [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)







## Summary of Accommodation

### About the property

Nant Y Felin is a truly delightful home thoroughly modernised in recent years to provide effortlessly understated family accommodation. The accommodation is in immaculate move-in ready order. A covered porch leads to the central ground floor hallway from which tiled flooring extends throughout the ground floor rooms. A staircase leads from here to the first floor while there is a cloakroom to the far end of the hallway. A dual aspect lounge has a broad window to the front elevation and bi-fold doors to the rear, looking out over and opening on to a flagstone paved terrace with garden beyond. It has, as a focal feature, a working open fire. The kitchen/diner, like the living room, runs the depth of the property with a broad window overlooking the front elevation and a window to the rear looking into the garden. The stylish kitchen includes a great range of fitted units with white quartz worktops. Appliances, where fitted, to remain and including; induction hob, a bank of 4 oven/microwave/grills, fully integrated fridge, freezer and dishwasher. The adjacent utility room provides additional storage and space/plumbing for washing machine. Ample room remains within the kitchen for a generous sized dining table and additional seating.

To the first floor the landing area has doors leading to all 4 double bedrooms and to the shower room. The largest bedroom is an especially generous double looking to the front elevation with built-in wardrobes. The other 3 bedrooms are all good doubles; one has fitted wardrobes and two of them enjoy the fine open southerly views to the rear over the surrounding area. All share use of an especially stylish, contemporary shower room with broad, deep walk-in shower, twin hand basins and WC.



### Additional information

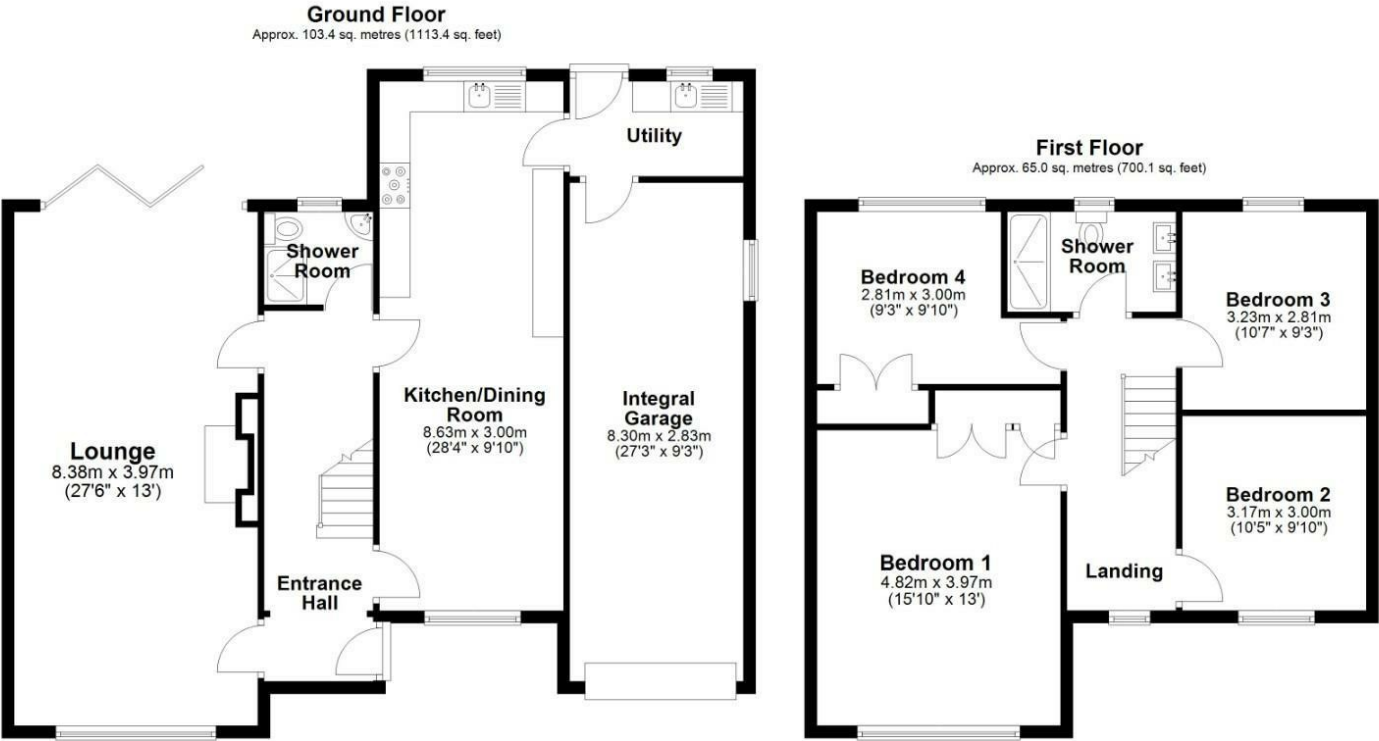
Freehold. Mains electric, water and sewerage connect to the property. Oil-fired 'combi' central heating. Council tax: Band G. EPC rating: D60



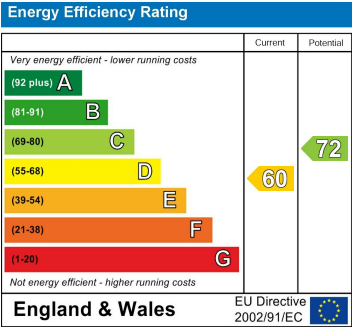
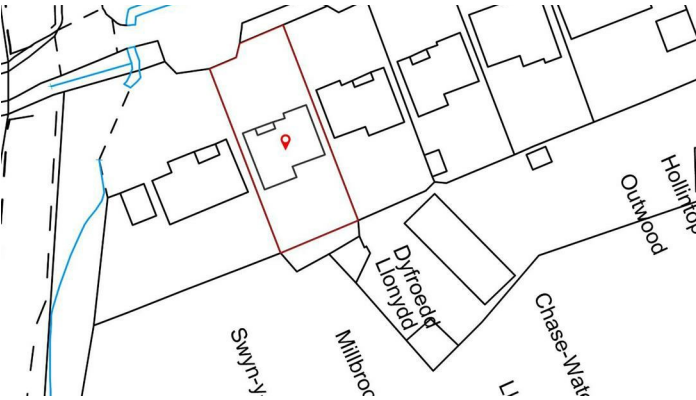
Garden & Grounds

Set within a wonderfully proportionate plot, a deep pull-in from the village lane leads to a gated entrance and to the driveway fronting the property; it is screened from the lane by mature hedging. This expansive, block paved area skirts past a lawn and has ample room for a number of cars to park. The paving continues to the double length integral garage (approx max 8.3m x 3m), entered via an up and over door. There is considerable potential for this to be incorporated as additional accommodation and built over, as neighbouring properties have done (subject to appropriate consents). Paths run to both sides of the property through to the rear garden.

The rear of the property enjoys a fine southerly aspect, catching the sun throughout the day. It is overlooked from the kitchen and the living room and accessed primarily from the living room but also from the utility room. It has in recent years been most thoughtfully landscaped to include a flagstone paved patio and centrally positioned steps leading to a larger area of lawn with timber pergola to one corner and an ornamental pond. The garden is enclosed by tall fending to two sides with a post and rail fence to the southern boundary, beyond which is pasture land, understood to be a CADW protected site of an ancient castle.



Total area: approx. 168.5 sq. metres (1813.5 sq. feet)



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.





**Bridgend**  
T 01656 644 288  
E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

**Cowbridge**  
T 01446 773 500  
E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)

**Penarth**  
T 029 2071 2266  
E [penarth@wattsandmorgan.co.uk](mailto:penarth@wattsandmorgan.co.uk)

**London**  
T 020 7467 5330  
E [london@wattsandmorgan.co.uk](mailto:london@wattsandmorgan.co.uk)

Follow us on  
[!\[\]\(d66ff64371a51729ac8c1cdaa685ba6f\_img.jpg\)](#) [!\[\]\(0f31ebba7abcd47777e178db26f29705\_img.jpg\)](#) [!\[\]\(63ea948177b1bcc486b2b76d20d5fb69\_img.jpg\)](#)

**Watts  
& Morgan**