



3 Grove Road, Llandow,
Nr Cowbridge, CF71 7NY

Watts
& Morgan



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Guide Price £315,000 Freehold

3 Bedrooms | 1 Bathroom & 1 WC | 2 Reception Rooms

A traditional three bedroom semi-detached property located in the highly reputable small Vale village of Llandow. Within catchment for Cowbridge schooling and enjoying farmland views to both front and rear. This ideal family home offers much scope for further renovation. Accommodation comprises; entrance hallway with cloakroom/WC, sitting room, lounge and a modern kitchen/breakfast room. First floor landing with three bedrooms and a 3-piece bathroom. The property stands in a good sized plot enjoying front and rear mature lawned gardens and an off-road parking area.

No ongoing chain.

EPC Rating; 'E'.

Directions

Cowbridge Town Centre – 3.7 miles

Cardiff City Centre – 20.0 miles

M4 Motorway – 7.5 miles

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Summary of Accommodation

ABOUT THE PROPERTY

A timber hardwood door leads through into the entrance hall with an exposed staircase to the first floor with a large under-stairs alcove housing the freestanding oil central heating boiler and a window to the front aspect.

The hallway leads into a 2-piece cloakroom/WC with a tiled splashback, full power supply and an opaque window to the side.

To the front of the property lies the cozy sitting room with a central fire surround, timber mantle and brick backplate with a tiled hearth. A uPVC double glazed broad window is offered to the front aspect.

To the rear of the property is the lounge with an outlook over the rear garden offering a traditional fire with access directly into the kitchen/breakfast room.

The kitchen/breakfast room offers a range of beech shaker style base units with integral appliances to remain to include; 'Indesit' 4-ring electric hob, 'Hotpoint' dual oven with grill and plumbing is provided for two appliances. Further presenting a one and a half stainless steel sink unit, two broad windows overlook the rear garden and a courtesy door provides access out to the garden.

To the first floor are three bedrooms, two offering a double size with views over farmland, and the third bedroom being a small single room / home office. All three bedrooms have shared use of the 3-piece bathroom.

ADDITIONAL INFORMATION

Freehold. Oil fired central heating. Mains water, drainage and electricity connected to the property. Council tax band D.

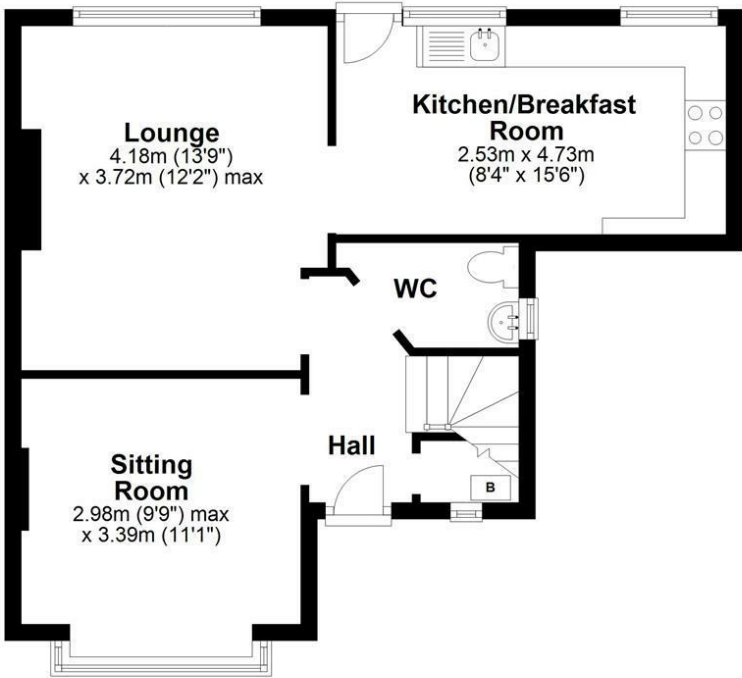


GARDENS AND GROUNDS

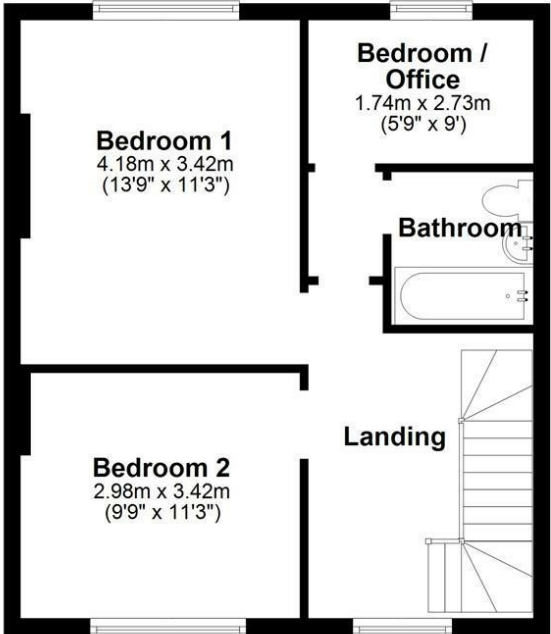
No.3 Grove Road sits within a generous plot of mature front and rear lawned gardens. Side access is provided to the rear of the property from a traditional cobbled walled front garden with footpath leading to the front door. One side of the front garden is laid to lawn and the other providing space for off-road parking for 2/3 vehicles.

To the rear of the property lies a mature garden backing onto farmland, planted with an array of rose bushes and bordered by tall trees. The oil tank is housed here.

Ground Floor
Approx. 46.7 sq. metres (502.8 sq. feet)

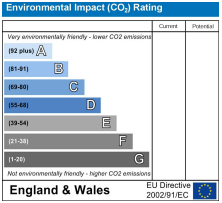
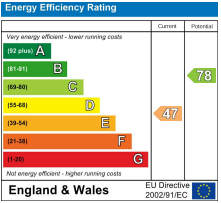
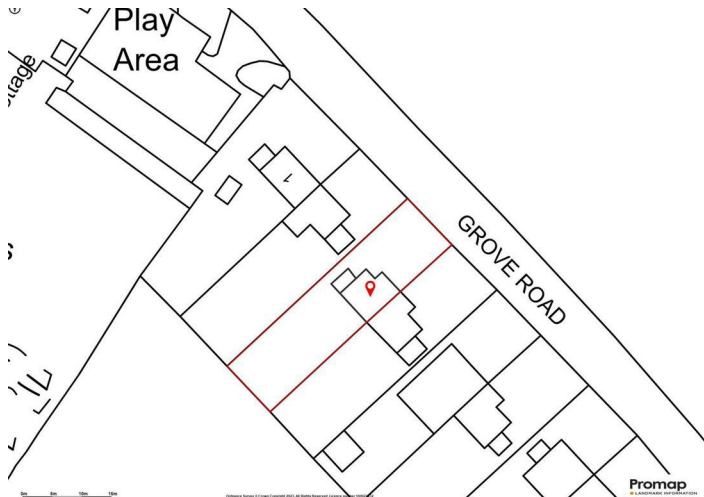


First Floor
Approx. 45.4 sq. metres (488.5 sq. feet)



Total area: approx. 92.1 sq. metres (991.2 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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