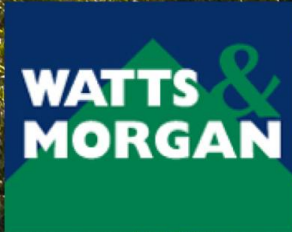




LARCH CROFT,
PENYLAN ROAD, ABERTHIN, NEAR COWBRIDGE, CF71 7HB



LARCH CROFT, PENYLAN ROAD, ABERTHIN, VALE OF GLAMORGAN, CF71 7HB

A WELL APPOINTED, 3 BEDROOM BUNGALOW WITH FINE VIEWS OVER THE SURROUNDING AREA AND CONSIDERABLE POTENTIAL TO EXTEND (SUBJECT TO ANY APPROPRIATE CONSENTS).

- Cardiff City Centre 12.1 miles
- Cowbridge 1.2 miles
- M4 (J35) 7.9 miles

Accommodation and amenities:

Conservatory • Lounge • Dining Room • Kitchen

Three Bedrooms • Two Shower Rooms

Parking • Garage • Gardens

EPC Rating: D65



Chartered Surveyors, Auctioneers and Estate Agents

55 High Street, Cowbridge, Vale Of Glamorgan,
CF71 7AE

Tel: 01446 773500

Email: sales@wattsandmorgan.co.uk

www.wattsandmorgan.co.uk

SITUATION

The Village of Aberthin includes a combination of stone-built Cottages and houses together with more modern properties and is surrounded by farmland and the adjoining Stalling Down Common which allows pleasant walks. The Village also includes two public houses and a Village Hall. The nearby Market Town of Cowbridge has a range of shops and services to suit all needs. There are well regarded local Primary and Secondary Schools in addition to a Waitrose, public library and health centre. Recreation facilities include a leisure centre and various sporting clubs, which offer tennis, squash, cricket, rugby, football and bowls. Cowbridge lies some 13 miles west of Cardiff which has the usual amenities of a Capital City including a main-line rail connection to London in around two hours. The Heritage Coast, with its cliff top walks and mixture of sandy and stony beaches, lies to the south and west.

ABOUT THE PROPERTY

Set in an elevated position above the Village of Aberthin, Larch Croft is a detached bungalow with fine, open views over Stalling Down common, Aberthin and over farmland beyond. It offers accommodation of about 1300 sq ft including a large living room with fireplace, dining room, conservatory and kitchen. There are three bedrooms an adapted bathroom and a shower room. The principle living rooms and the kitchen enjoy the wonderful far reaching views, looking out over the gardens and over the surrounding area

Subject to any appropriate permissions and consents, the property has considerable scope to extend and further improve, as others along Penylan Road have done in recent years.

GARDENS AND GROUNDS

From Penylan Road, a sloping driveway leads through a gated entrance, onto the parking area for Larch Croft. There is access to the detached garage (approx. max XXm x XXm) via an up and over door. A path runs from here, through the garden, and leads to either the principle entrance way into the conservatory; or to a side door from which there is access into the kitchen.

The largest portion of the garden front the property and include mature shrubs interspersed with areas of lawn and paving seating areas. The three bedrooms all overlook a paved, low maintenance rear garden.

TENURE AND SERVICES

Freehold. All mains services connected to the property. Gas-fired central heating.

DIRECTIONS

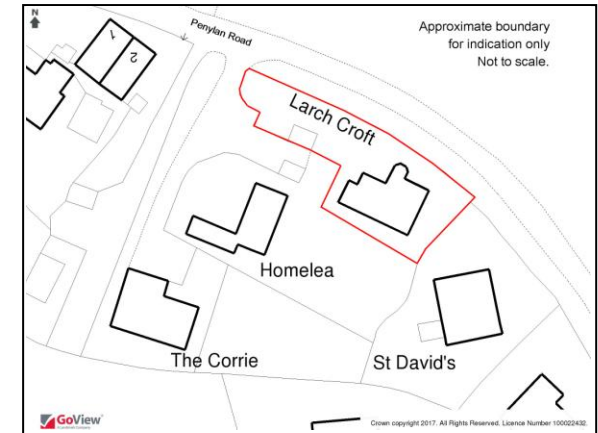
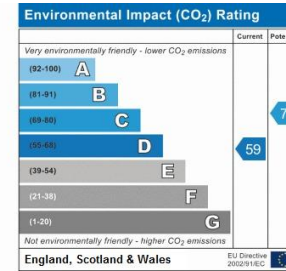
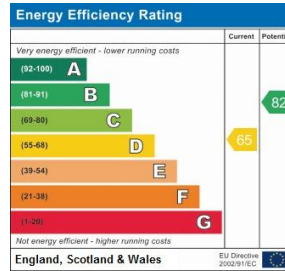
From our Cowbridge offices travel in an easterly direction along High Street into Eastgate. Turn left at the traffic lights into Aberthin Road turn left into the village of Aberthin. On entering the village, turn right by 'the tree'; then take the first right again into Penylan Road. Larch Croft is located approximately half of the way up this hill on the right hand side.

PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

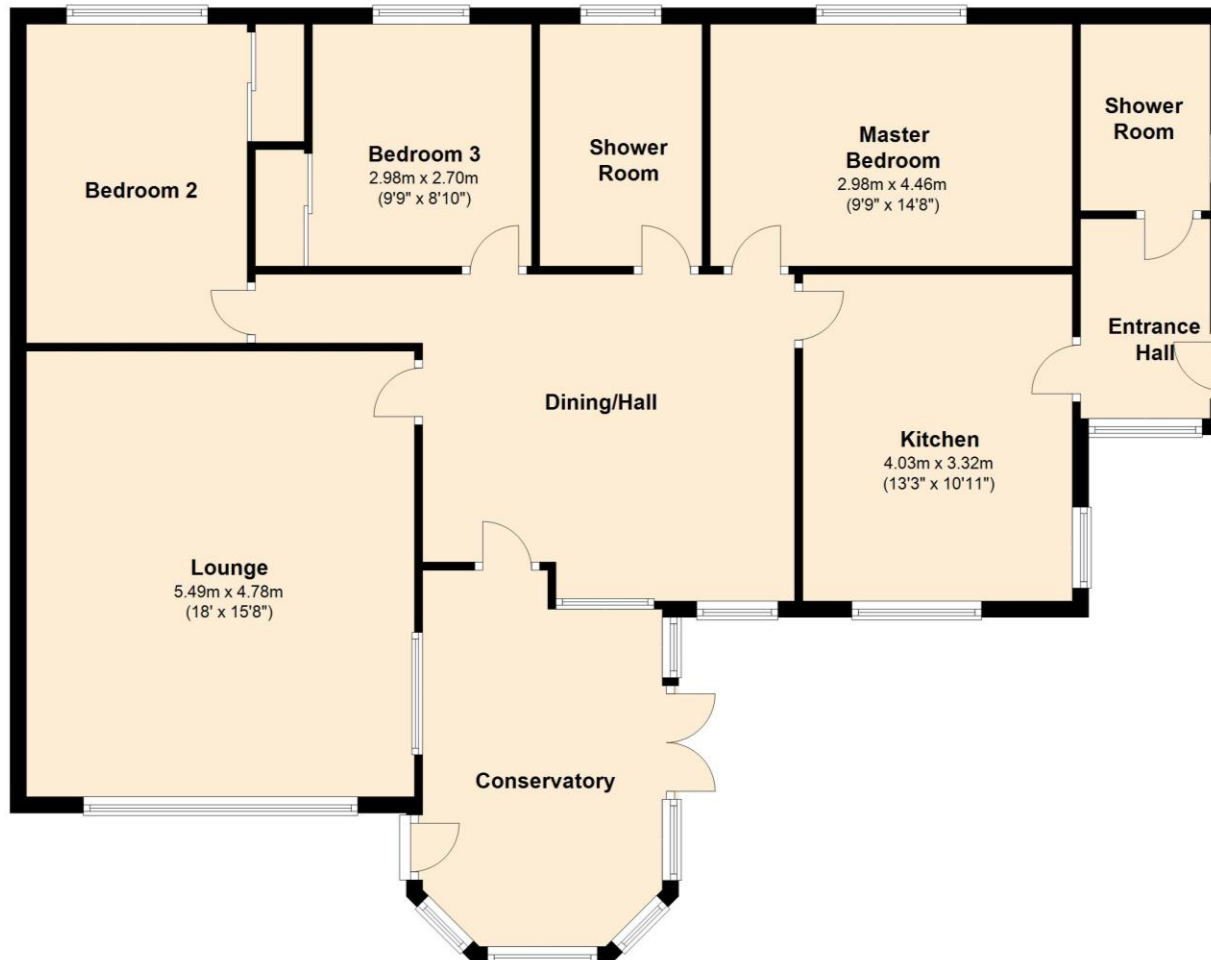


Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form part of any contract.



Ground Floor

Approx. 123.5 sq. metres (1328.9 sq. feet)



Total area: approx. 123.5 sq. metres (1328.9 sq. feet)

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

