



12 SYCAMORE AVENUE, EGLWYS BREWIS, ST ATHAN, VALE OF GLAMORGAN, CF62 4JW

A 3 BEDROOM SEMI DETACHED HOME WITH VIEWS TO THE FRONT OVER FARMLAND AND CONSIDERABLE POTENTIAL TO EXTEND (SUBJECT TO APPROPRIATE CONSENTS).

- Cardiff City Centre 16.7 miles
- Llantwit Major 3 miles
- Cowbridge 4.4 miles
- M4 (J35) 11 miles

Accommodation and amenities:

Hallway • Lounge • Conservatory • Kitchen-Dining Room • Utility Room • Cloakroom

Three Bedrooms • Bathroom

South-west Facing Enclosed Garden • Allocated Parking Space

EPC Rating: E42



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SUMMARY

To the north-eastern edge of Eglwys Brewis. a three bedroom semi detached home with views to the front over open fields and with potential to extend (subject to appropriate permissions). Hallway, lounge, conservatory, kitchen-dining room, utility area and cloakroom. To the first floor: three bedrooms and bathroom. South-west facing, enclosed rear garden. Allocated parking.

SITUATION

The village of St Athan is situated to the south western side of the Vale of Glamorgan and includes a village shop and post office, doctor's surgery and chemist plus a primary school which is a feeder to Llantwit Major Comprehensive School. The nearby market town of Cowbridge and coastal town of Llantwit Major offer a comprehensive range of shops, restaurants and other amenities are within convenient travelling distance. The Heritage Coast lies to the south west, with its beautiful cliff top walks and mixture of sandy and stony beaches.

ABOUT THE PROPERTY

To the north-western edge of Eglwys Brewis, 12 Sycamore Avenue is positioned to enjoy views, from the front, over open fields and farmland towards Flemingston. From the entrance hallway, a staircase leads to the first floor bedrooms and doors open to a living room with conservatory adjoining and also to a kitchen-diner with utility and cloakroom beyond. The modern conservatory opens to the garden and enjoys the same south-westerly aspect. Running the depth of the property is a kitchen-dining room. The kitchen area has a window looking over the front of the property; the dining area has a window looking over the rear garden. An adjoining utility room provides plenty of storage and includes a cloakroom. A door opens to the patio to the side of the property and leads onto the garden.

To the first floor are three bedrooms and a bathroom. The two largest double bedrooms both enjoy a south-westerly aspect looking over the rear garden; a third, good sized single bedroom looks to the front elevation, over fields and farmlands towards Flemingston.

GARDENS AND GROUNDS

Fronting the property it is an open plan low maintenance garden with access path and gate to one side leading in to the rear of the garden. From the front of the property are views over open fields.

To the rear it is south-west facing, low maintenance garden including garden store shed (to remain). There is a dedicated parking space close by.

TENURE AND SERVICES

Freehold. All mains services connect to the property. Gas-fired 'combi' central heating (new boiler 2016).

DIRECTIONS

From our office in Cowbridge High Street, travel in an easterly direction. At the traffic lights at Eastgate, bear right and continue in the direction of St Athan. Travel through St Mary Church and New Barn and, on approaching the MOD Base, turn right onto Eglwys Brewis Road. After a further 200 yards, bear right onto Pinewood Square. At the roundabout, turn right and, after a further a hundred yards, bear left then right again into Sycamore Avenue. Continue to the very end of this road - past Yew Tree Grove and Rowan Grove. The designated parking space for 12 Sycamore Avenue will be to your left close to the end of this street; the principle access to 12 is via a footpath to the side of 11 Sycamore Avenue (the adjoining property).

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.



Conservatory
3.16m x 3.70m
(10'4" x 12'2")

Lounge
4.24m x 3.70m
(13'11" x 12'2")

Kitchen/Diner
6.45m x 2.50m
(21'2" x 8'2")

Utility Room

Cupboard

WC

Hall

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 part of any contract.

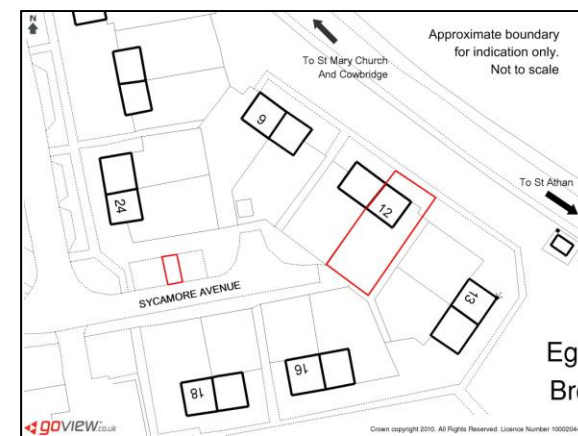
Bedroom 2
3.87m x 3.01m
(12'8" x 9'10")

Bedroom 1
3.14m x 3.22m
(10'4" x 10'7")

Bedroom 3

Cupboard

Bathroom



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			69
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England, Scotland & Wales

EU Directive (2002/91/EC)

Environmental Impact (CO₂) Rating

Rating Band	CO ₂ Emissions Range (g/kWh)	Category
A	92-100	Very environmentally friendly - lower CO ₂ emissions
B	81-91	Very environmentally friendly - lower CO ₂ emissions
C	68-80	
D	50-67	
E	38-54	Not environmentally friendly - higher CO ₂ emissions
F	21-38	
G	1-20	

England, Scotland & Wales

EU Directive
Minimum 67

Current: 40



