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Meadows End, Llangan Bridgend

guide price £550,000

 peter  
alan

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## About the property

Discover your dream family home in the heart of the highly sought-after Vale Village of Llangan! This spacious property, lovingly maintained by the same family for 37 years, is move-in ready and offers incredible potential to reconfigure and modernise to your tastes.

Located within the Llangan Primary and Cowbridge School catchment areas, this home provides everything a growing family could need.

Step inside to a welcoming entrance hall with a convenient cloakroom/WC. Relax in the generous, bay-fronted lounge featuring a cozy wood burner, or entertain in the separate dining room, bright conservatory, and the well-equipped kitchen/breakfast room.

Upstairs, you'll find four / five bedrooms, including an expansive master with a large 4-piece en-suite bathroom, alongside a family shower room. Enjoy stunning countryside views from every window, and new radiators replaced throughout in 2023.

The exterior boasts beautiful and sizeable mature front and rear lawns, a gated driveway with ample parking, and a fob-operated integral garage for added security.

And with no onward chain, you can make this exceptional property yours without delay.

Ready to make it yours? Contact us today to arrange a viewing!

## Accommodation

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other







providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## The Property

Welcome to Meadows End, a wonderful family home bursting with potential, nestled in the heart of the picturesque village of Llangan! Offering breathtaking countryside views from every window, this charming home is your perfect escape to rural living, without sacrificing modern comforts.

Step through the hardwood door into entrance hallway, where you'll find a carpeted staircase leading to the first floor and a convenient 2-piece cloakroom. The bright and airy lounge is the ideal family space, with its dual aspect design, bay window, and sliding doors to the sun-soaked conservatory. The centerpiece of the room is a delightful wood burner, creating the perfect cozy ambiance for those colder evenings.

Host in style with a separate dining room adjacent to the traditional kitchen/breakfast area, featuring an integrated oven, electric hob, and built-in undercounter fridge. The utility room offers extra storage and space for



appliances, with easy access to both the front and rear gardens.

Upstairs, you'll find four / five spacious bedrooms, offering plenty of room for family, guests, or even a home office/ dressing room. The principal bedroom boasts fitted wardrobes and a very large 4-piece en-suite, while the family shower room ensures convenience for all.

Set on a generous plot, the exterior is just as impressive as the interior. The front offers off-road parking with a driveway leading to the fob operated garage, while the spacious rear garden is a private oasis, featuring lush lawns and gorgeous views.

Positioned in the highly sought-after Vale Village of Llangan, this home offers a peaceful rural lifestyle with easy access to local amenities.

## Entrance Hallway

Enter via hardwood door in to hallway, Double glazed window to the side aspect. Stairs rising to the first floor. Wooden flooring and radiator and doors leading to all ground floor rooms



## Bay Fronted Lounge

18' 11" up to bay x 13' 3" ( 5.77m up to bay x 4.04m )

Bursting with natural light, from the bay window to the front aspect , with lovely views across the front garden and beyond. Fitted carpets, two radiators. Fireplace housing a wood burning stove. Sliding doors to the conservatory.

## Conservatory

11' 7" x 11' 4" ( 3.53m x 3.45m )

This spacious conservatory is accessed via sliding double glazed doors from the lounge, with a fully glazed roof allowing the maximum amount of natural light. Tiled flooring, radiator and door leading to the rear garden.

## Kitchen /Breakfast Room

14' 7" x 9' 10" ( 4.45m x 3.00m )

Fitted with a range of wall and base units with complementary worksurfaces over. Stainless steel sink and drainer, undercounter fridge. Large double glazed window to the rear aspect with views. Electric hob and oven. Tiled flooring, radiator and door to utility room

## Dining Room

12' 11" x 12' 6" max ( 3.94m x 3.81m max )



Large double glazed window to the front aspect with far reaching views once again. Fitted carpets and radiator

### Utility Room

8' 3" x 8' 2" ( 2.51m x 2.49m )

Continuation of the tiled floor from the kitchen. Work top matching the kitchen with space and plumbing for white goods. Stainless sink and drainer. Double glazed window to the rear. Cupboard housing oil fired central heating boiler. Sliding doors to further cupboard. Door to side access.

### Cloakroom / W.C

Fitted with a two piece suite comprising of low level w.c and pedestal wash hand basin. Obscure glazed window to the rear. Fully tiled floor and part tiled walls. Radiator.

### First Floor Landing

Accessed via carpeted open stairs to from the entrance hallway. Fitted carpets, loft access and doors to all first floor rooms

### Bedroom One

17' 2" x 11' 2" ( 5.23m x 3.40m )

Two double glazed windows to the front aspect with far reaching countryside views. Carpets, radiator. Door to



storage cupboard and fitted wardrobes. Archway and step leading to en-suite.

### En-Suite

Fitted with a very spacious four piece suite, comprising corner shower cubicle, corner bath, pedestal wash hand basin and w.c. Obscure glazed window to the front. Wood effect flooring, part tiled walls and radiator.

### Bedroom 2

13' 1" x 11' 3" max ( 3.99m x 3.43m max )

Double glazed window to the rear with far reaching countryside views. Cupboard housing hot water tank. Carpets and radiator.

### Dressing Room / Bedroom 3

11' 9" x 11' 2" ( 3.58m x 3.40m )

This room is currently only accessible via bedroom two so would make an ideal childrens bedroom or a dressing room / playroom. With fitted carpets, double glazed window to the rear. Radiator and door to storage cupboard.

### Bedroom 4

10' 3" x 9' 5" ( 3.12m x 2.87m )



Double glazed window to the rear with wonderful views. Fitted wardrobes, carpets and radiator.

### Bedroom 5

13' 3" x 9' 6" max ( 4.04m x 2.90m max )

Sliding mirrored wardrobes. Carpets, radiator. Double glazed window to front.

### Shower Room

Fitted with 3 piece suite comprising corner shower, wash hand basin, w.c, radiator and spotlights with obscure glazed window to the rear.

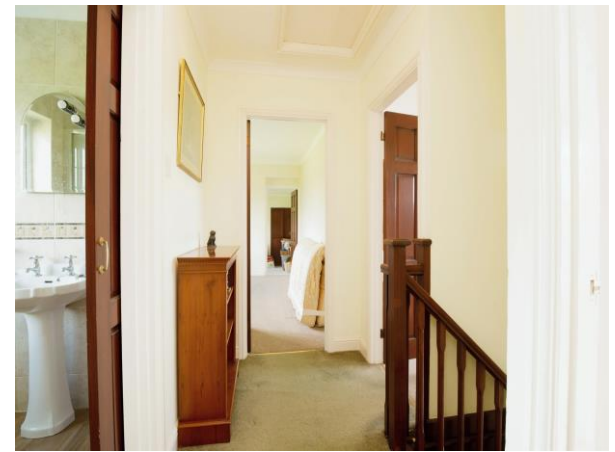
### External

To the front of the property is driveway parking laid to brick pavia entered via timber gates. A fob operated garage door. Area laid to lawn with mature trees and shrubbery.

There is a wide covered entrance to the front door entrance door.

Paved footpath to the side provides access to the rear garden, door to utility room and also door to garage.





### Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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