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Meadows End ., Llangan
offers over £650,000

 **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

Accommodation

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 an 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" upto bay x 13' 3" (5.77m upto 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.

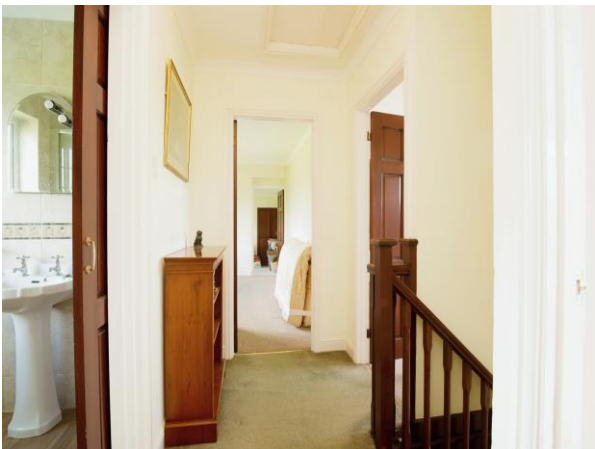
There is a wide covered entrance to the front door entrance door.

Paved footpath to the side provides access to the rear garden, door to utility room and also door to garage. To the rear is a generous and mature lawned garden with beautiful far reaching countryside views. Large paved patio to maximise the views, outside tap and large shed to remain.

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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