

TY GARREG,
LLANGAN, VALE OF GLAMORGAN, CF35 5DW



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A BEAUTIFULLY APPOINTED, 4 BEDROOM FAMILY HOME IN THE HEART OF LLANGAN.

- Cardiff City Centre 16.6 miles
- Cowbridge 3.9 miles
- M4 (J35) 16.6 miles

Accommodation and amenities

Entrance Hall • Lounge • Dining Room • Kitchen
Conservatory • Utility Room • Family Room

Four Bedrooms • Two Bathrooms (1 en suite)

Garage • Sizeable driveway parking

Landscaped Gardens

Detached Stone Barn with potential to convert

EPC - E



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Established 150 Years

1857 - 2007



SITUATION

The Village of Llangan lies to the north western corner of the Vale of Glamorgan amidst attractive gently rolling countryside. There is a Church and a local primary school with secondary schooling available at the nearby Town of Cowbridge. Although enjoying the benefits of a rural community, Llangan has convenient access to the A48 and the M4 motorway for commuting to the Cities of Cardiff and Swansea. There is a main-line railway station at the nearby Town of Bridgend, providing direct access to Cardiff and London.

DESCRIPTION OF PROPERTY

Beautifully refurbished to the highest of standards, Ty Garreg offers well proportioned and flexible accommodation. As you enter the property in to a spacious entrance hall, doors lead to the bedrooms, family bathroom and dining room. The bedrooms are well proportioned with three bedrooms benefiting from fitted wardrobes. The master bedroom also has an en suite shower room which comprises corner shower unit, pedestal wash hand basin and w.c. The family bathroom comprises a white suite of bath, shower unit, pedestal wash hand basin and w.c. There is also an airing cupboard providing useful storage.

The stunning kitchen / dining room is a great space for entertaining and dining. The kitchen has a range of matching wall and base units with oak food preparation surfaces over. Other reception rooms include a spacious lounge with feature wood burning stove and French doors leading to the conservatory. There is also a family room offering flexible space and utility room.

GARDENS AND GROUNDS

The property is centrally positioned in its garden plot and the gardens have been beautifully landscaped, predominantly to lawn and with a variety of plants and shrubs. There is also a private patio area ideal for sitting out and entertaining on.

In the rear garden, there is also a detached stone barn. Currently being used as store room this building offers fantastic potential and opportunity to be converted. One could use the barn as annexe / guest accommodation or a home office, subject to the necessary planning permissions and consents.

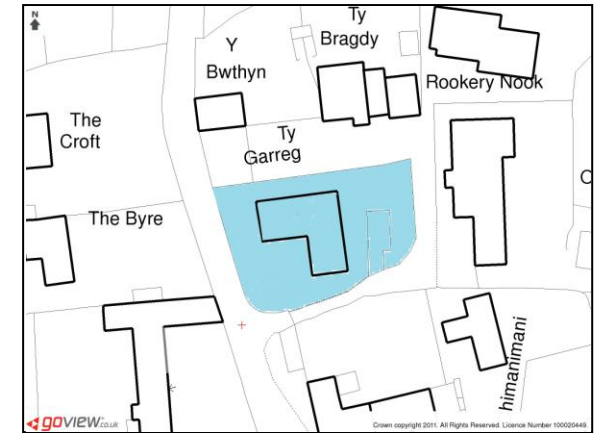
TENURE AND SERVICES

Freehold. Oil fired central heating. Mains, electric, drainage and water.

DIRECTIONS

From our office, turn right down the high Street and take the main A48 road towards Bridgend. At the first cross roads (Pentre Meyrick) turn right. Continue along this road and immediately after passing the primary school, take the left hand turning for Llangan. Proceed along this country lane and enter the village. Continue ahead and bear right at the bend. The property will be found several hundred yards further on to the right hand side identified by our 'For Sale' board.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 - 100) A			(92 - 100) A		
(81 - 91) B			(81 - 91) B		
(69 - 80) C			(69 - 80) C		
(55 - 68) D			(55 - 68) D		
(39 - 54) E	49	61	(39 - 54) E	42	53
(21 - 38) F			(21 - 38) F		
(1 - 20) G			(1 - 20) G		
<small>Not energy efficient - higher running costs</small> EU Directive 2002/91/EC			<small>Not environmentally friendly - higher CO₂ emissions</small> EU Directive 2002/91/EC		

Any 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. The plans do not form part of any contract.



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MORGAN**

