



11 LLANTWIT MAJOR ROAD,
COWBRIDGE, VALE OF GLAMORGAN, CF71 7JP

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**A SIZEABLE, DETACHED FAMILY HOME SET IN ABOUT 0.4 OF AN ACRE
AND INCLUDING A BUILDING PLOT WITH PLANNING PERMISSION GRANTED FOR A FOUR BEDROOM HOME.**

- Cardiff City Centre 13.5 miles
- M4 (J35) 6.2 miles

Accommodation and amenities

Porch • Hallway • Cloakroom • Lounge • Family Room • Dining Room • Kitchen • Utility Room

Four Bedrooms • Bathroom

Garage • Sweeping Circular Driveway • Sheltered Garden to Rear

To be sold with Building Plot with Planning Permission for a four bedroom home

EPC Rating: F32



Chartered Surveyors, Auctioneers and Estate Agents

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CF71 7AE

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Established 150 Years

1857 - 2007



SITUATION

The Market Town of Cowbridge has a range of shops and services to suit all needs and all of which are within walking distance of the property. There are well regarded local primary and secondary schools in addition to a public library, health centre and Old Hall Community 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 the City of Cardiff which has the usual amenities of a Capital City including theatres and concert halls as well as 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

11 Llantwit Major Road is a sizeable family home to the western edge of Cowbridge Town. It offers buyers considerable scope to modernise and extend to their own spec (subject to any relevant permission). Steps lead from the sweeping driveway fronting the property into a broad entrance porch, from which there is access into the garage and into the central hallway. A staircase leads to the first floor bedrooms while doorways lead from here into the principle lounge, to a second sitting room, to the kitchen and also to a cloakroom and to a utility room. The lounge has a broad window looking to the front garden and a second window looks to one side. The solid maple flooring extends into the dining room, from which a connecting door opens to the kitchen and a glazed door opens to a paved patio seating area with garden beyond. The adjoining kitchen also looks out over the paved patio onto the rear garden. The utility room, accessible from the hallway, leads into a rear entrance porch with two adjoining store rooms and from which there is access into the garden.

To the first floor are four bedrooms and a family bathroom. The two of these bedrooms both have fitted wardrobes and enjoy a southerly aspect, looking over the front garden and Llantwit Major Road over the surrounding area. Two further bedrooms - one double bedroom and one single bedroom - both look over the rear garden. All these bedrooms share use of the family bathroom.

GARDENS AND GROUNDS

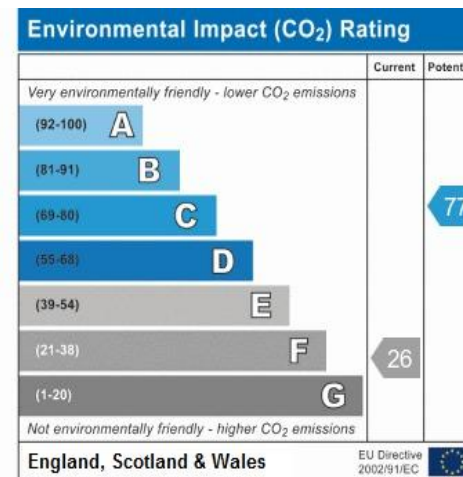
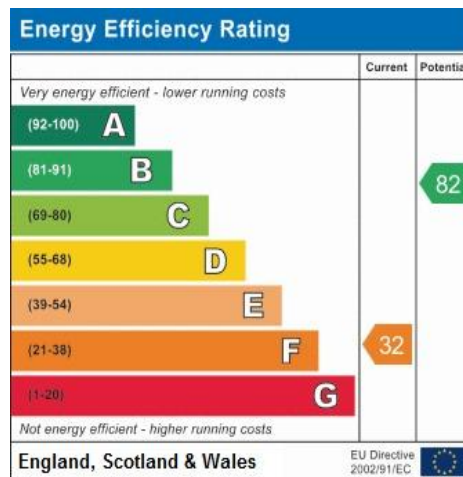
Set within a plot that measures about 0.4 of an acre, the property is accessed via a gated entrance. At present, there is a sweeping driveway, circling a central lawn with holly tree and shrubs. Surrounding this is a larger lawn, bordered to the south-west by hedging beyond which is 'Darren Farn' on which planning permission has been passed. It is understood the area adjoining the property will be school grounds (as per the approved plans, available to view on the Vale of Glamorgan Council Website). The driveway also leads into a large double garage via an 'up and over' door.

To the rear of the property is a sheltered and thoughtfully planted mature garden. It includes a paved patio seating area, accessed from the dining room and overlooked by both the dining room and the kitchen, and a larger area of lawn planted flower and shrub beds interspersed with ornamental trees. There is also access to the garden via paths to both sides of the property.

NB Planning permission has been granted (Vale of Glamorgan Council, Planning References 2013/00919/OUT and 2014/01410/RES) for the construction of a 4 bedroom, detached family home within the current grounds. The approximate boundary of this plot is marked in green on the plan. The plot is included within this sale.

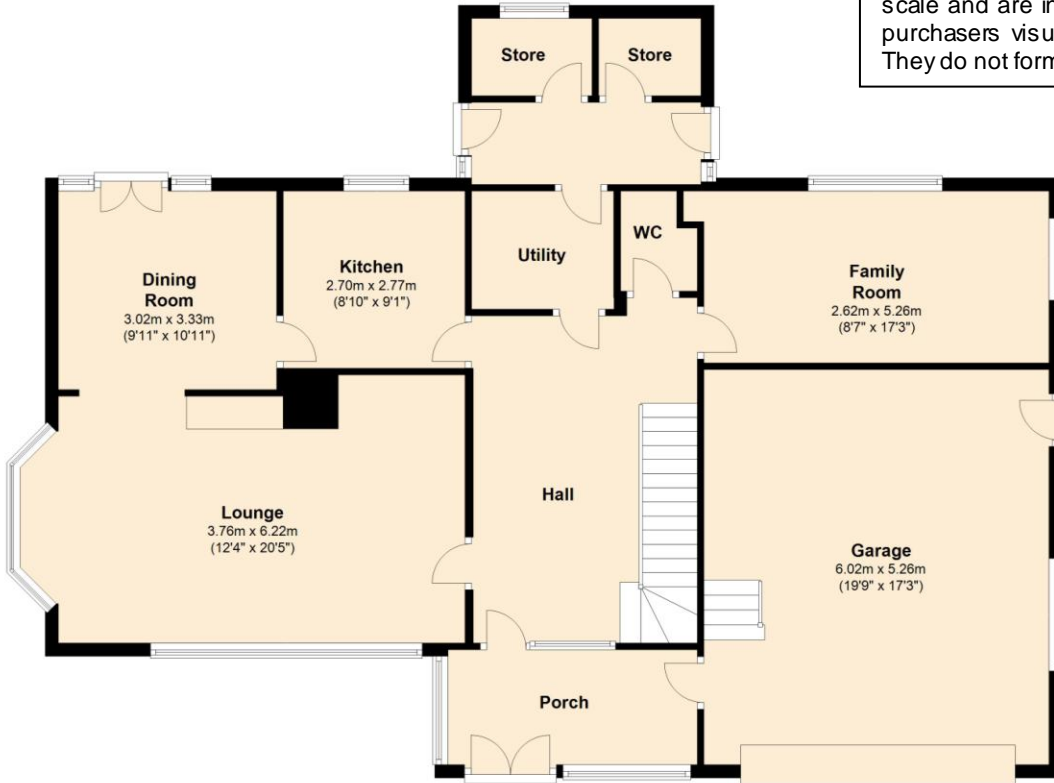
TENURE AND SERVICES Freehold. All mains services connected. Gas-fired central heating.

DIRECTIONS From our Offices in Cowbridge High Street, proceed in a westerly direction. Turn left into Llantwit Major Road and proceed up the hill. Turn in to Darren Close, the second turning to your right, then bear immediate left into the continuation of Llantwit Major Road. Highfields is the last property at the end of this stretch of road.

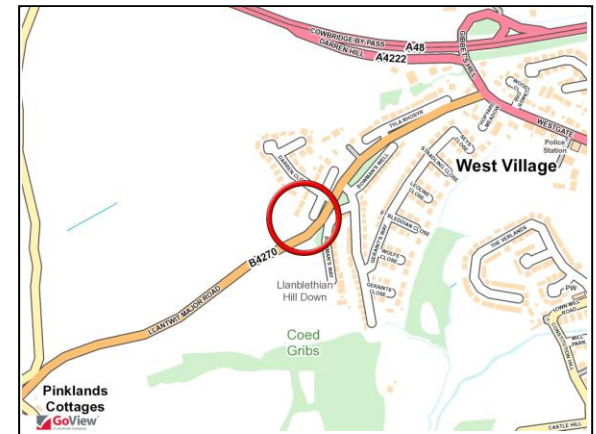


Ground Floor

Approx. 130.5 sq. metres (1405.0 sq. feet)



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.



First Floor

Approx. 67.0 sq. metres (721.1 sq. feet)

