

12 Fferm Goch, Llangan,
Vale Of Glamorgan, CF35 5DP

Watts & Morgan



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Vale Of Glamorgan, CF35 5DP

Guide Price £350,000 Freehold

3 Bedrooms | 1 Bathroom | 2 Reception Rooms

An extended, modernised semi-detached family home in Llangan enjoying quite superb views over fields and farmland.

Accommodation over 1,000 sq ft to include; Lounge with wood-block flooring, conservatory opening to rear garden and a modern kitchen/breakfast room. Also ground floor bathroom and entrance hallway.

To the first floor are three bedrooms, the two largest both enjoying the fine views. Additional sizeable attic room/occasional bedroom.

Off-road parking area to the front, long enclosed garden to the rear including decked seating area and large lawn with fields and farmland beyond.

Cowbridge School Catchment. No ongoing chain.

EPC Rating; E.







Directions

Cowbridge Town Centre – 3.5 miles

Cardiff City Centre – 22.7 miles

M4 Motorway – 3.0 miles

Your local office: Cowbridge

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Summary of Accommodation

SITUATION

The property is situated in a small Hamlet-style community, with similarly designed houses being positioned to three sides of a "Village Green". Fferm Goch is close to Llangan Village, which lies to the north western corner of the Vale of Glamorgan, amidst attractive gently rolling countryside. Llangan includes a Church and Primary School with secondary schooling available at the nearby Town of Cowbridge.

ABOUT THE PROPERTY

12 Fferm Goch is positioned to enjoy absolutely superb open views over fields and farmland. And to the front over the communal green. In more recent years, the property has been refurbished and modernised yet offers scope to further extend, as many other have done in this street (subject to appropriate consents).

The entrance hallway with staircase to the first floor; has doors leading to the bathroom and to the lounge. The central lounge is located to the very heart of the house and off which doors lead to the kitchen and also to the conservatory. This lounge features wonderfully restored original wood block flooring and a central freestanding electric fire. The conservatory is to the rear of the property accessible, via double doors, directly from the lounge. It enjoys superb views and, as such, has double doors opening onto a raised decked seating area looking out over the rear garden and fields beyond. The modern fitted kitchen includes; a good range of base units and wall cupboards with double oven, hob and fully integrated dishwasher all to remain. There remains space for a tall fridge freezer and breakfast table and chairs. A door from the kitchen leads to the side elevation. Completing the ground floor is the family bathroom which includes; a modern 3-piece suite with electric shower over bath.

To the first floor are three bedrooms and a fixed staircase to the attic room. The two largest bedrooms both look over the rear garden and enjoy the superb panoramic views over fields and farmland. These two bedrooms both have fitted wardrobes which are to remain. The third single bedroom looks to the front of the property and it too has fitted wardrobes to stay. The very useable attic room has velux windows to the southerly and westerly elevations and from which there are quite fantastic views over the surrounding area in the direction of Colwinston, Treoes and Llangan and, to the far distance, Porthcawl.

GARDENS AND GROUNDS

A drop-down curb leads via a gated entrance to an off-road parking area fronting the property. A separate, pedestrian gated entrance leads to a path to the front entrance doorway. Access to the side leads to a path running to one side of the property and continues into the garden.

To the rear of the property is a surprisingly generous garden space, enclosed by fencing to three sides. It includes a timber deck accessed directly from the conservatory and an adjacent pergola-covered seating area, again positioned to enjoy the westerly view over the garden. The garden is mainly laid to lawn and offers a good degree of privacy; to the bottom of the garden is a store shed to remain.

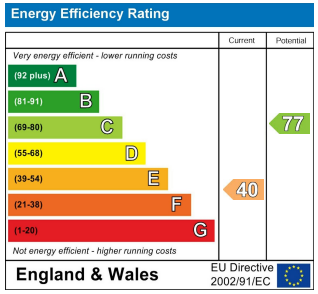
ADDITIONAL INFORMATION

Freehold. Mains electric, water and sewerage connect to the property. LPG-fired 'combi' central heating. Council tax band D.





Total area: approx. 98.3 sq. metres (1057.9 sq. feet)



Scan to view property

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 any part of any contract.



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