



Broadhayes,
Llancarfan, Vale of Glamorgan, CF62 3AD





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£450,000 Freehold

3 Bedrooms : 2 Bathrooms : 2 Reception Rooms

A cottage property within the very pretty village of Llancarfan believed to date back over 200 years. Extended in more recent years, the accommodation includes: large, central living room with deep open fireplace, kitchen, utility area, cloakroom and a second sitting room overlooking the rear garden. To the first floor are three double bedrooms and a family bathroom, one bedroom having en-suite wc and shower. Generous driveway parking and double garage. Surrounding gardens including sheltered lawn to rear.

EPC rating: F34

Directions

From The Fox and Hounds public house to the centre of Llancarfan travel in a northerly direction (towards Bonvilston) and, after a further 100 metres, bear right through the ford. Broadhayes will be the second house to the left; a gated entrance opens on to its driveway.

- Cowbridge 7 miles
 - Cardiff City Centre 11 miles
 - M4 (J33) 10 miles
-

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Summary of Accommodation

ABOUT THE PROPERTY

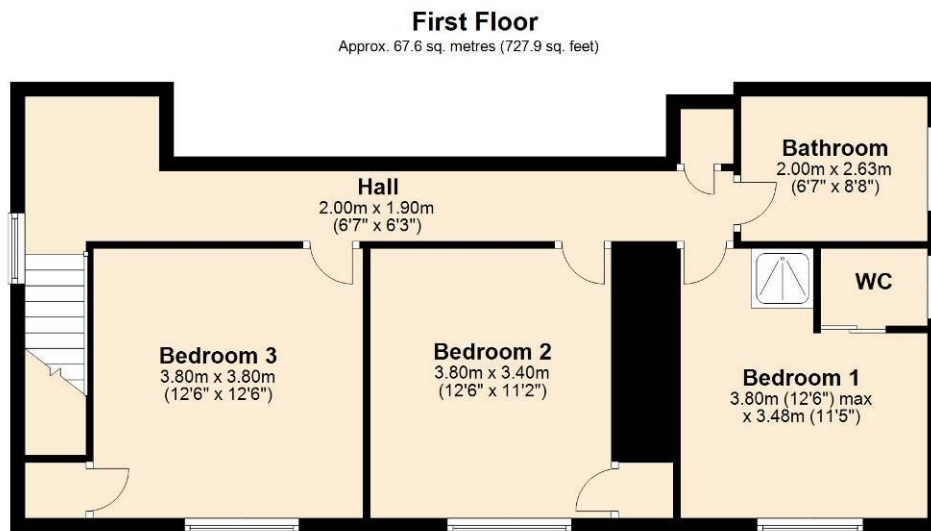
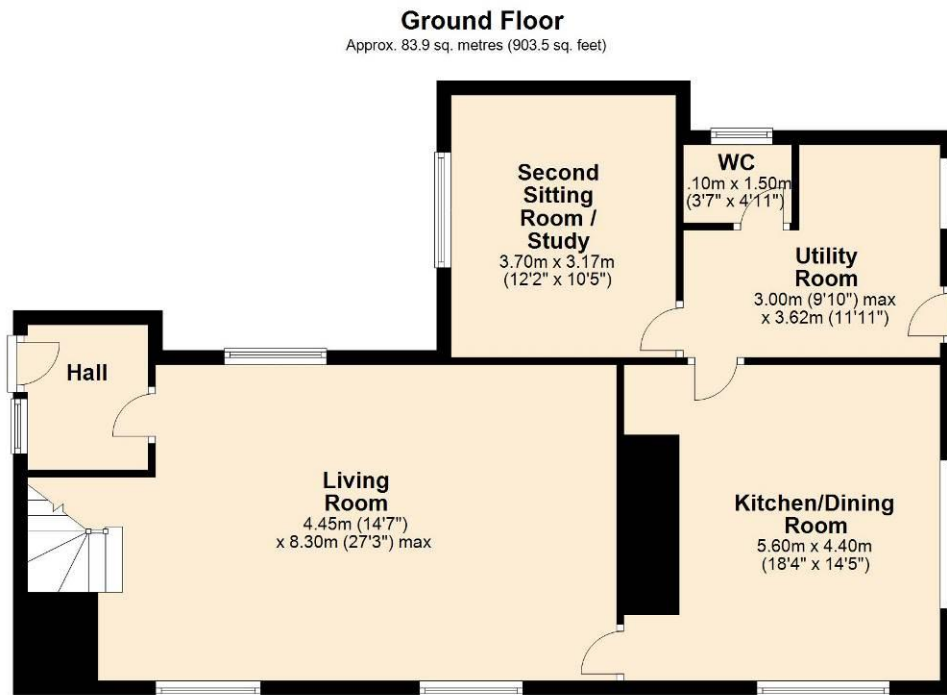
- * A pretty cottage property within the pretty village of Llancafán.
- * Thought to date back over 150 years, it has been extended in more recent years.
- * In need of modernisation, there is considerable scope for purchasers to upgrade and further improve to their own requirements.
- * Side entrance porchway opens into the principal living room.
- * Very large central living room with two windows to the front elevation and a broad, deep window overlooking the rear garden.
- * It features a deep, inglenook style fireplace with wood burning stove resting on a raised hearth; to one corner is exposed stone work with original bread oven.
- * Kitchen provides a generous space with ample room for a dining table and currently includes a good range of storage units and a 'Rayburn Royal' oil fired range cooker.
- * A deep, cupboarded recess to the kitchen conceals the oil central heating boiler and hot water tank.
- * Beyond the kitchen is a utility area/rear entrance hallway off which is a cloakroom.
- * There is, in addition, a generous second reception room / study / playroom overlooking the rear garden.
- * To the first floor a long landing area to the rear of the property has doors leading to all three bedrooms and to the family bathroom
- * All three bedrooms are doubles and all enjoy a southerly elevation looking to the front of the property onto the village lane.
- * One of the bedrooms includes an en-suite wc and adjacent shower; the other two bedrooms both have built-in store cupboards / wardrobes
- * Bathroom with 3-piece suite.

GARDENS AND GROUNDS

- * Fronting the village lane, a broad, gated entrance opens to a generous parking area.
- * This parking area fronts the double garage (approx. max 5.1m x 5.2m) which, in turn, is accessed via a remote controlled up and over door. Power connected.
- * Garden extends to the rear of the property, there being a raised, sheltered and private area of lawn overlooked by a timber summer house (to remain).
- * A path surrounds the property and skirts past a deep side garden with store shed.
- * A low maintenance front garden sets the property back from the lane to the front.
- * An additional section of lawn is adjacent to the parking area.

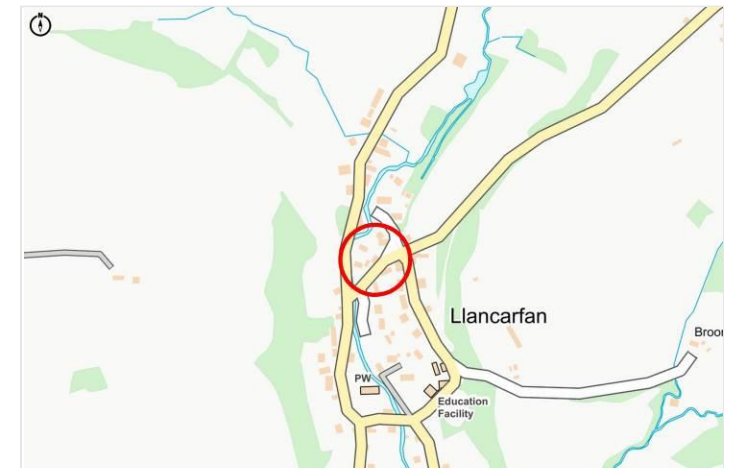
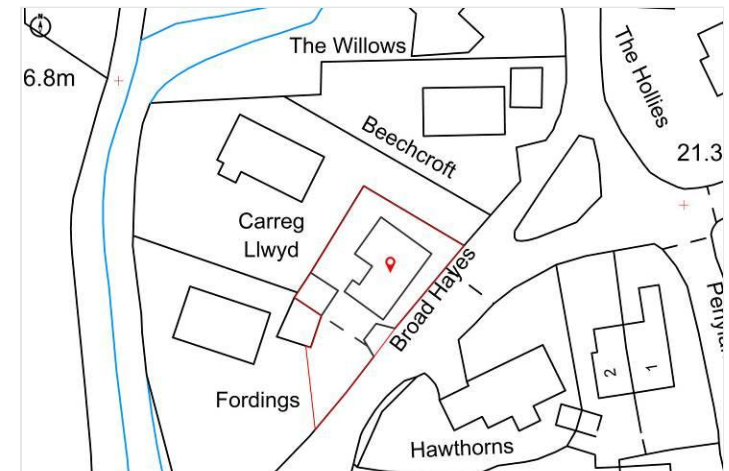
TENURE AND SERVICES

Freehold. Mains electric, water and sewerage connect to the property. Oil-fired central heating.



Total area: approx. 151.6 sq. metres (1631.4 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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