



3 Ty Draw Road
Llandow, Near Cowbridge, Vale of Glamorgan, CF71 7NW





3 Ty Draw Road

Llandow, Nr Cowbridge,
Vale of Glamorgan, CF71 7NW

£395,000 Freehold

4 Bedrooms : 1 Bathrooms : 2 Reception Rooms

A sizeable, detached true bungalow of 1340 sq.ft and set in a plot of about 1/5 of an acre. Accommodation, which is in need of modernisation, includes living room and dining area, sun room looking over garden, kitchen. Four bedrooms, bathroom and WC. Surrounding gardens mainly laid to lawn including long driveway parking area and detached double garage.

EPC rating: F35

Directions

From the Town of Cowbridge take the road left at the western end of the High Street / Westgate, towards Llantwit Major. Proceed along this road for about 2 miles and at the Nash Manor crossroads take the turning (almost straight ahead) for Llandow Village. Go straight across again and follow the country lane into the village. Continue the length of the village to find the turning into Ty Draw Road to your right, before the railway bridge.

- Cowbridge 3.9 miles
 - Cardiff City Centre 16.8 miles
 - M4 (J35, Pencoed) 7.6 miles
-

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

- * A generous, detached true bungalow all on one level and offering about 1340 sq.ft of accommodation.
 - * The property requires some modernisation and updating but gives purchasers the scope to make their own mark on the property.
 - * Long, glazed entrance porchway to one side.
 - * Living / dining room is an open plan space with one window looking into the conservatory, a second window looking over the front garden and a broad picture window enjoying a southerly aspect looking over the side garden.
 - * This is a generous, open plan space off which is located the kitchen and a sun room looking over the front garden.
 - * Fitted kitchen area with window looking to side conservatory / entrance porch.
 - * Sun room is a neat room accessed from the living room and enjoying a westerly aspect, looking out over the front garden, Ty Draw Road and the Bridgend to Llantwit Major railway line (at the top of the embankment).
 - * An inner hallway located gives access to all four bedrooms, to the bathroom and to the WC.
 - * Bathroom including bath and shower.
 - * Adjacent, separate WC.
 - * Of the four bedrooms, three of them include fitted wardrobes.
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GARDENS AND GROUNDS

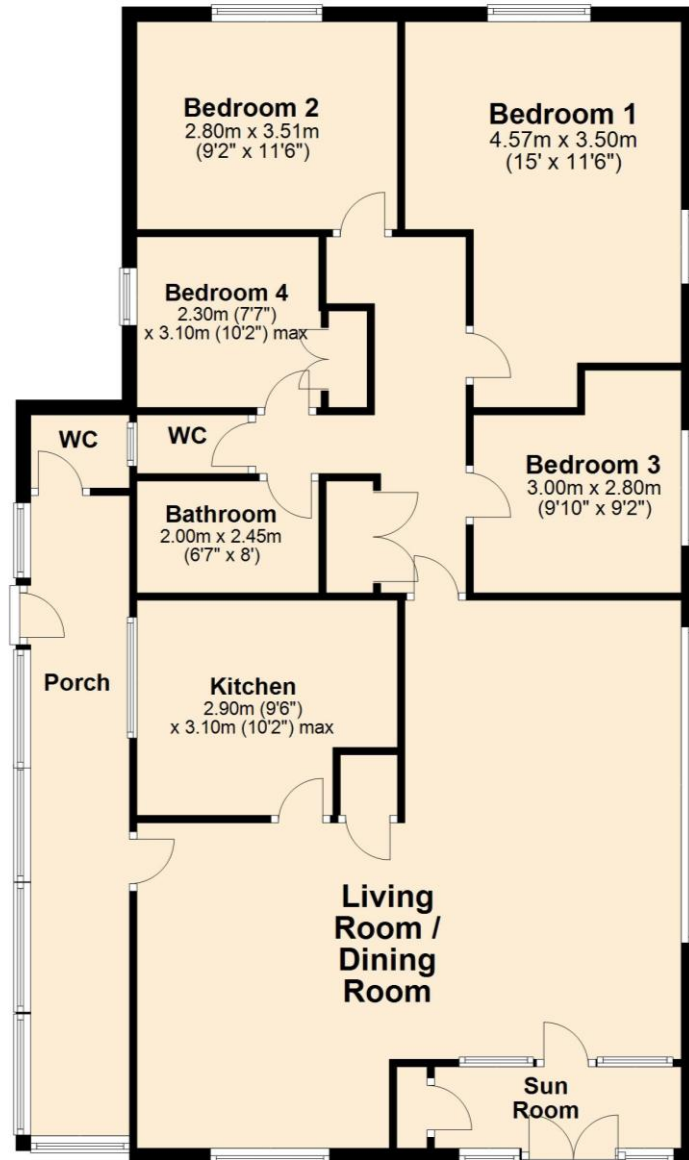
- * No.3 Try Draw Road is set off a short lane and from which a wooden timber, 5-bar gate opens to the driveway.
 - * Long driveway parking area running to the side of the property skirts passed the bungalow and leads to the garage.
 - * Detached double garage (approx. max. 5.8m x 5.7m) entered via a sectional remote controlled / electric door.
 - * Garage roof has been replaced in recent years.
 - * The bungalow itself is located to the centre of the plot and is surrounded by the driveway and gardens to three sides.
 - * The large garden - of about 0.2 of an acre in total - is mainly laid to lawn and includes mature shrub borders
 - * There is an additional deep space to the rear of the garage ideal for storage.
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TENURE AND SERVICES

Freehold. Mains electric, water and sewerage connect to the property. LPG central heating.

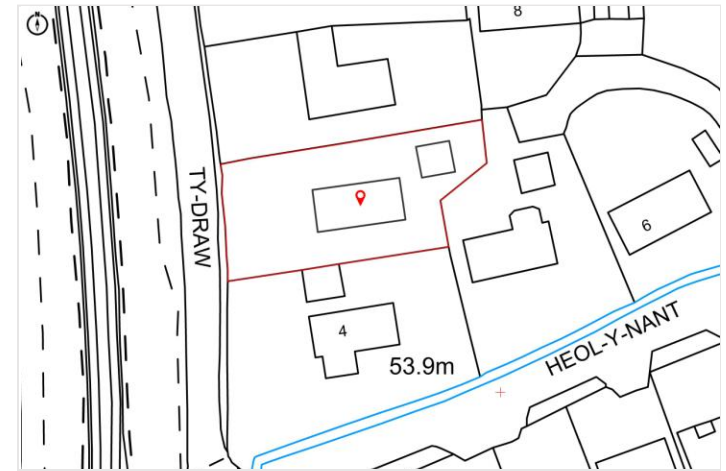
Ground Floor

Approx. 124.8 sq. metres (1343.3 sq. feet)



Total area: approx. 124.8 sq. metres (1343.3 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		
(55-68)	D		56
(39-54)	E		
(21-38)	F	35	
(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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