



Forge House,
Llysworney, Near Cowbridge, Vale of Glamorgan, CF71 7NQ





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£795,000 Freehold

5 Bedrooms : 2 Bathrooms : 4 Reception Rooms

Set within an especially generous plot of approaching a third of an acre and away from the main road in the village, Forge House is a sizeable family home of 3000 sq ft with very liveable accommodation and considerable scope to improve and extend (subject to any appropriate consent). Hallway, cloakroom and WC, lounge, conservatory, study, dining room and kitchen breakfast room. Also utility room. Master room en suite, four further bedrooms, bathroom and separate WC. Parking and integral double garage. Large west facing garden with lawn and patio.

Directions

From our High Street Offices travel in a westerly direction, towards Bridgend and join the A48 trunk road. Approximately one mile further on take the left hand turn at Pentre Meyrick cross roads for Llysworney. Follow this road into Llysworney Village. On driving along the central road through the village, pass the third right turning (Heol y Cawl) to find the driveway entrance to Forge House to your right.

- Cowbridge 2.3 miles
 - Cardiff City Centre 15.4 miles
 - M4 (J35, Pencoed) 5.7 miles
-

Your local office: Cowbridge

T 01446 773500

E cowbridge@wattsandmorgan.co.uk



Summary of Accommodation

ABOUT THE PROPERTY

- * Forge House is a unique property to the very heart of Uysworney, set away from the road through the village and in a plot of approaching one third of an acre.
- * It has very generous, liveable accommodation of 3000 sq ft which offers considerable scope to improve and extend (subject to any appropriate consent).
- * Covered porch opens into entrance hallway from which stairs lead to the first floor and doors lead off to all the principal rooms.
- * Cloakroom with WC beyond.
- * Family lounge runs the depth of the property with window to the front elevation and sliding doors opening to a conservatory overlooking the rear garden. Wood burning stove set within an exposed stone chimney breast on a raised hearth.
- * Conservatory looks out over the west facing rear garden and has double doors opening to paved patio with lawn beyond.
- * Family sitting room / study looks to the front elevation.
- * Dining room looks to the rear of the property with sliding doors opening to a paved patio.
- * Kitchen-breakfast room is a long space with a distinctive seating/dining area opening to the kitchen itself. The kitchen includes a good range of units and with windows looking out over the garden.
- * Utility room adjacent to the kitchen with space/plumbing for washing machine; doors lead from here to the rear garden and also into the garage.
- * Master bedroom looks over the rear garden and is fitted with a range of wardrobes. It has its own en suite shower room.
- * There are four further bedrooms all with fitted wardrobes. Three of these bedrooms are very good double rooms; the fourth is a large single room.
- * Bathroom including corner bath and shower cubicle and, adjacent, is a separate WC.

GARDENS AND GROUNDS

- * From the central road through Uysworney village, a drop-down kerb leads onto a blocked paved driveway running to the property and solely used by Forge House.
- * This large drive is screened by mature shrub borders to either side and offers good parking / turning space.
- * Gated entrances to two sides of the property lead into the rear garden.
- * Garage (approx max 5.4m x 6.1m) is entered via a sectional roller type door; a fire door within opens to the utility room.
- * To the rear of the property and enjoying a sunny westerly aspect is an enclosed, sizeable garden.
- * Garden is mainly laid to lawn and screened to three sides by trees, shrubs and hedging.
- * The lawned area is interspersed with trees including magnolia, holly and pine trees amongst others.
- * A paved patio area is accessed directly from the dining room and conservatory and, again, is positioned to enjoy the westerly aspect looking out over the lawn. A gently sloping ramp runs from the patio terrace onto the lawn itself.

TENURE AND SERVICES

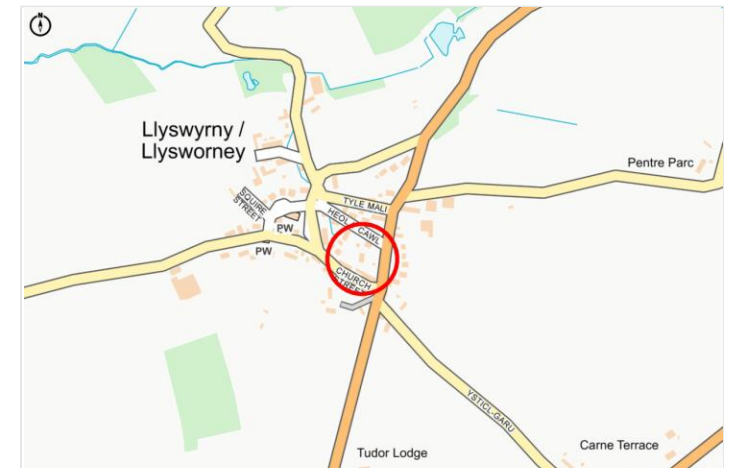
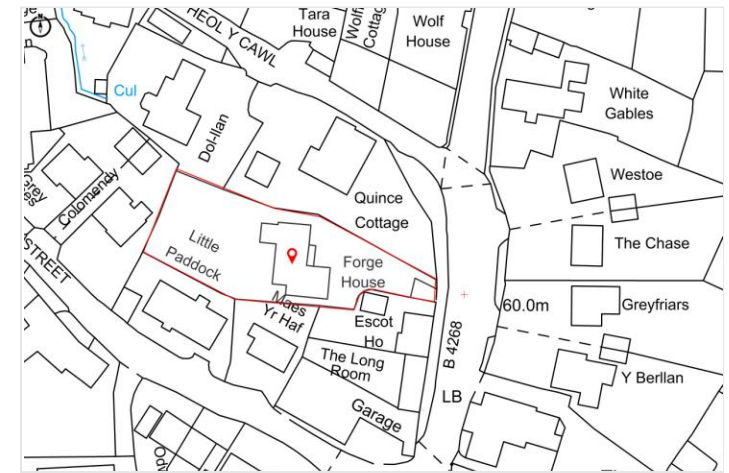
Freehold. Mains electric, water and sewerage connect to the property. Oil-fired central heating.





Total area: approx. 278.9 sq. metres (3002.2 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		63
(39-54)	E	44	
(21-38)	F		
(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.



Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.wales

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.wales

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.wales

London

T 020 7467 5330

E london@wattsandmorgan.wales



@WattsandMorgan



wattsandmorgan



wattsandmorgan.wales

