



**12 Fferm Goch**  
Llangan, Vale of Glamorgan, CF35 5DP





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£360,000 Freehold

### 3 Bedrooms : 1 Bathrooms : 2 Reception Rooms

An extended, modernised semi-detached family home enjoying quite superb views over fields and farmland. Living room with woodblock flooring, conservatory opening to rear garden, kitchen/breakfast room. Also ground floor bathroom and utility room. To the first floor are three bedrooms, the two largest both enjoying the fine views. Additional sizeable attic room accessed via a fixed staircase. Off-road parking area to the front, enclosed garden to the rear including decked seating area and large lawn with fields and farmland beyond.

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#### Directions

From Cowbridge proceed in a westerly direction along the A48 and at the first cross roads by the Hamlet of Pentre Meyrick turn right. Continue north along this road, passing Llangan School and carry on further for approximately half a mile turning left after 'Timbers Green' housing development into Fferm Goch. No 12 is located to the far side of this close, looking out over the village green and backing onto fields.

- Cowbridge 3.5 miles
  - Cardiff City Centre 16 miles
  - M4 (J35, Pencoed) 3 miles
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**Your local office: Cowbridge**

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## Summary of Accommodation

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### ABOUT THE PROPERTY

- \* 12 Fern Goch is positioned to enjoy absolutely superb open views over fields.
- \* In more recent years, the property has been refurbished and modernised yet offers scope to further extend, as many others have done in this street (subject to appropriate consents).
- \* Entrance hallway with staircase to the first floor; doors leading to the bathroom and to the living room.
- \* The central living room 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 a wonderfully restored original wood block floor.
- \* 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.
- \* 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.
- \* A door from the kitchen leads to the side elevation.
- \* 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 field and farmland.
- \* These two bedrooms both have fitted wardrobes which are to remain.
- \* 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.
- \* Ground floor bathroom includes a modern 3-piece suite with shower over bath.

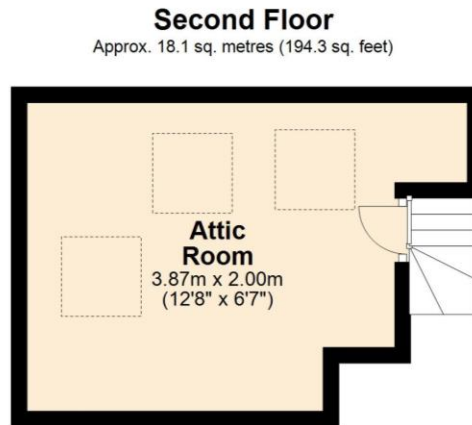
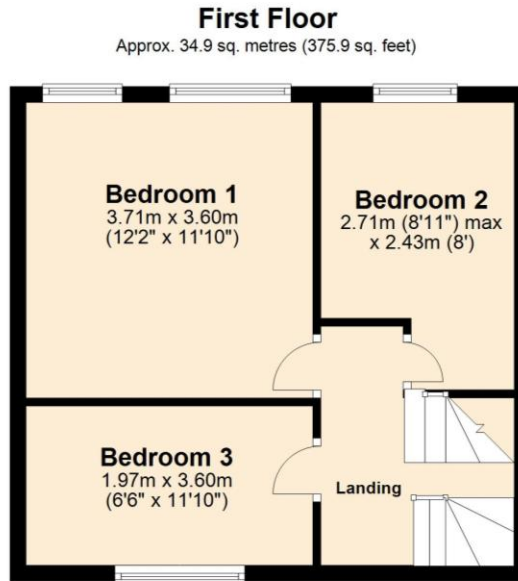
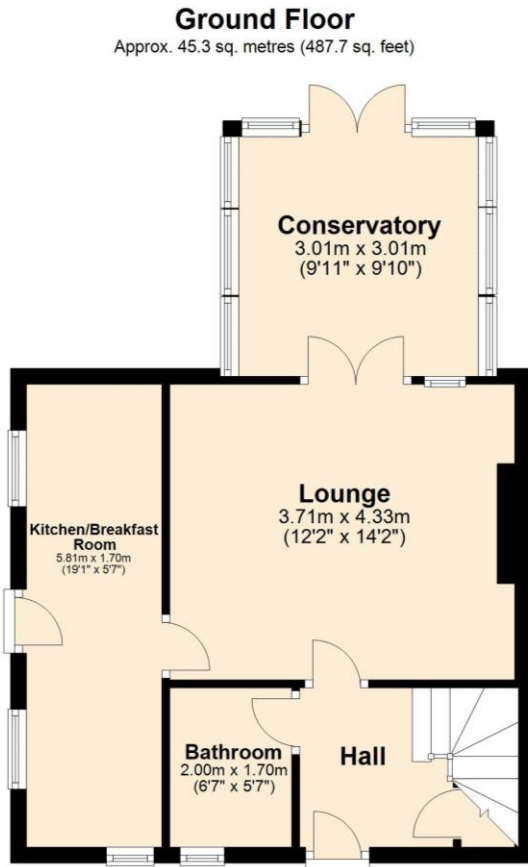
### GARDENS AND GROUNDS

- \* A drop-down curb leads via a gated entrance to the parking area fronting the property.
- \* A separate, pedestrian gated entrance leads to a path to the front entrance door.
- \* A gated entrance 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 enjoying the westerly view over the garden.
- \* Garden is mainly laid to lawn; store shed to remain.

### TENURE AND SERVICES

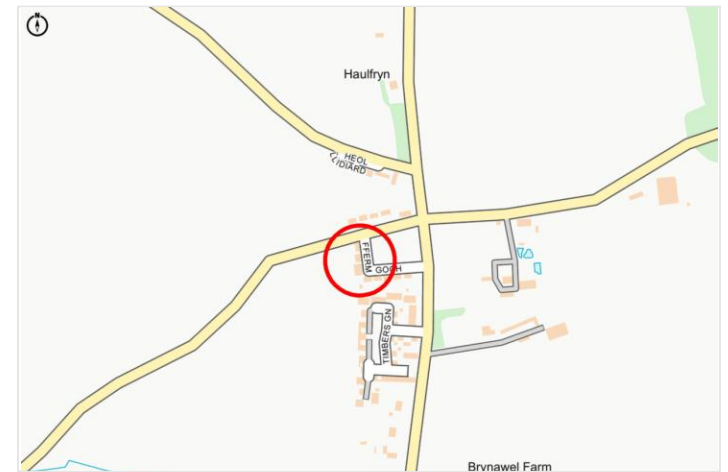
Freehold. Mains electric, water and sewerage connect to the property. LPG-fired 'combi' central heating.





Total area: approx. 98.3 sq. metres (1057.9 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	40	
(1-20)	<b>G</b>		
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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