



**WATTS & MORGAN**  
**FOR SALE**  
T 01446 773500  
wattsandmorgan.wales

4 Heol Lliardiard, Llanŷan,  
Vale Of Glamorgan, CF35 5DS





## 4 Heol Lliardiard, Llangan, Vale Of Glamorgan, CF35 5DS

£389,950 Freehold

### 3 Bedrooms : 1 Bathroom : 4 Reception Rooms

A substantial three double bedroom detached family home located in a quiet position in Llangan Village backing onto farmland. Comprising; entrance porch with hallway, open-plan lounge leading into dining room with log burner, conservatory, kitchen/breakfast room, additional home office space plus utility/WC. First floor landing leads to three double bedrooms and a 3-piece bathroom. Externally enjoying landscaped front and rear sizeable mature gardens. Private driveway parking for one/two vehicles.

EPC Rating; E45.

#### Directions

From our Cowbridge office travel in a westerly direction on up the high street filtering onto the A48 towards Bridgend. Turn right at the Pentre Meyrick crossroads past Llangan Primary School (on your left) and up the hill, passing Timbers Green development; and turn third left into Heol Lliardiard just past the Village Hall; where the property can be found on your left hand side.

- Cowbridge Town Centre 3.5 miles
- Cardiff City Centre 19.6 miles
- M4 (J35) 3.0 miles

Your local office: Cowbridge

T 01446 773500

E [cowbridge@wattsandmorgan.co.uk](mailto:cowbridge@wattsandmorgan.co.uk)





## Summary of Accommodation

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### ABOUT THE PROPERTY

- \* A porch area leads into the welcoming hallway providing a staircase to first floor landing and all doors lead off.
- \* A focal point to the generous sized lounge is the superb view out to the rear overlooking farmland with grazing sheep and further fields beyond, with French doors providing access out to the patio area.
- \* Opening into the dining room which offers original Herringbone parquet flooring with freestanding wood burner set on a stone hearth with bespoke recess shelving sourced from local wood. An additional set of French doors lead through into the conservatory.
- \* The conservatory is a lovely place to sit and enjoy the garden and farmland views with French doors.
- \* The kitchen/breakfast room has been comprehensively fitted with a range of shaker style wall and base units with display cabinets and butchers block-effect work surfaces. Integral appliances were fitted to remain to include; 4-ring induction hob with extractor hood and oven with grill. Plumbing is provided for a dishwasher along with space for a fridge/freezer.
- \* Off from the kitchen lies a versatile home office space providing separate access to the front of property which further leads on to a 2-piece WC and utility room which houses the oil central heating boiler.
- \* The first floor landing leads into two generous double bedrooms; both offering exposed wood flooring and elevated views to the rear aspect over Vale countryside. Another smaller double bedroom enjoys farmland views to the front aspect.
- \* A traditional 3-piece family bathroom with fully tiled walls.

### GARDENS AND GROUNDS

- \* The property is approached off a quiet street with central grass area; onto a private block paved driveway providing private parking for one/two vehicles.
- \* A sizeable front lawn garden with mature shrub borders, hedgerow and chipping/patio footpath leads to the front door.
- \* A pretty landscaped rear garden to offer a raised patio area leading onto a decking area - ideal for al-fresco dining; and onto a lawn section with mature shrub borders and timber storage shed to remain.
- \* This peaceful, quiet garden offers a south-facing aspect backing onto farmland offering views over open fields with grazing sheep and further beyond.

### SERVICES AND TENURE

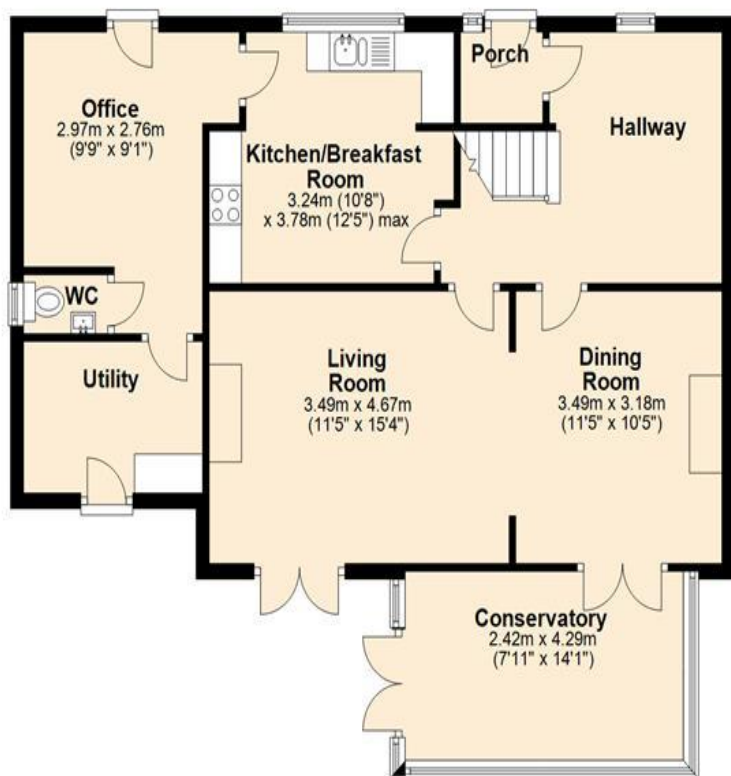
Mains services connected. Oil-fired combi central heating. Council Tax Band E.

### PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

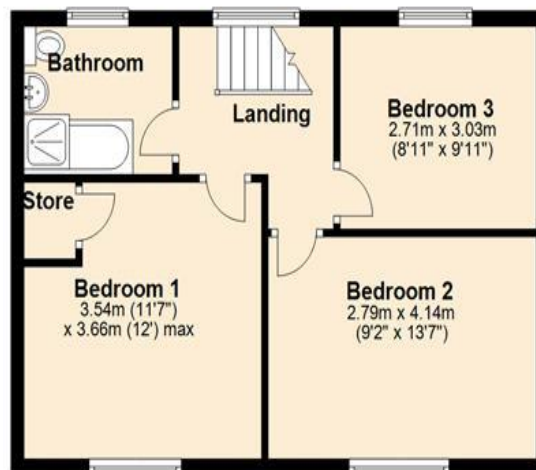
### Ground Floor

Approx. 82.0 sq. metres (882.6 sq. feet)



### First Floor

Approx. 43.9 sq. metres (472.9 sq. feet)



Total area: approx. 125.9 sq. metres (1355.5 sq. feet)

All measurements are approximate and for display purposes only.  
Plan produced using PlanUp.

4 Heol Lliard, Llangan, -



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		72
D	(55-68)		
E	(39-54)	45	
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Bridgend**

T 01656 644 288

E [bridgend@wattsandmorgan.wales](mailto:bridgend@wattsandmorgan.wales)

**Cowbridge**

T 01446 773 500

E [cowbridge@wattsandmorgan.wales](mailto:cowbridge@wattsandmorgan.wales)

**Penarth**

T 029 2071 2266

E [penarth@wattsandmorgan.wales](mailto:penarth@wattsandmorgan.wales)

**London**

T 020 7467 5330

E [london@wattsandmorgan.wales](mailto:london@wattsandmorgan.wales)

