



Robinswood, Sigingstone,  
Cowbridge, Vale of Glamorgan, CF71 7LP









# Robinswood, Sigingstone, Vale of Glamorgan, CF71 7LP

£499,950 Freehold

## 3 Bedrooms : 1 Bathrooms : 2 Reception Rooms

- A beautifully presented three bedroom detached family home, with stunning countryside views •

### Accommodation & Amenities;

- Entrance hall • Living room • Kitchen/dining room opening into the garden room • Utility room & wc.

To the first floor; • Master bedroom with 'Juliette' balcony and stand-alone roll-top bath • Two further double bedrooms • Family shower room.

### Gardens & Grounds;

- Private driveway parking • Single garage • Front and rear landscaped gardens • With stunning countryside views.

### Directions

From our Cowbridge office, travel along Westgate and take the left hand turn onto Llantwit Major Road. Stay on this road for approximately 2 miles until you reach a 'T-Junction'. Turn left following signs for Llantwit Major and, after a further 1/2 a mile, turn left following the signs for Sigingstone. Follow the country road into the village, passing the Victoria Inn and travel straight across at the crossroads to the centre of the village. 'Robinswood' will be to your left, after about 200 yards, one of the last houses to the south of the village and bordered by farmland to the rear.

### Your local office: Cowbridge

T 01446 773500

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





## Summary of Accommodation

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### SITUATION

Sigingstone is an attractive and popular small village comprising a mixture of old and new properties grouped around the village pub. The Market Town of Cowbridge is just a few minutes drive away and provides extensive facilities including schooling of excellent reputation, a health centre, sporting and recreational facilities. Sigingstone is situated very much in the heart of the Vale of Glamorgan and is surrounded by some delightful countryside yet is still within easy commuting distance of Capital City of Cardiff and Bridgend.

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### ABOUT THE PROPERTY

- \* Entrance hall with newly fitted composite doors, tiled flooring and providing access into the principal reception space
- \* Light and airy living room, with central feature log burner and views to the front
- \* Spacious kitchen/dining room providing space for entertaining
- \* The kitchen is fitted with a range of solid wood wall and base units and granite work surfaces. Integrated appliances to remain; fridge/freezer, dishwasher, electric 'AGA' cooker.
- \* The dining space provides extra matching dresser style storage & space for a dining table
- \* The dining room opens into the garden room which overlooks the garden and farmland beyond
- \* Utility room with fitted units, plumbing for washing machine and doors leading to the front and rear. The ground floor also has a WC.
- \* To the first floor; Master bedroom with feature stand-alone roll top bath & 'Juliette' balcony
- \* Two further double bedrooms both with far reaching views
- \* Modern family shower room

### GARDENS AND GROUNDS

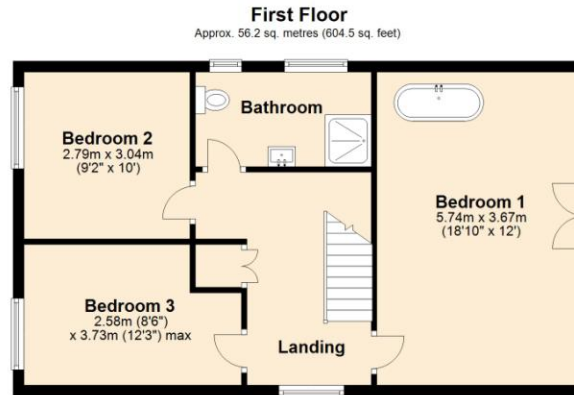
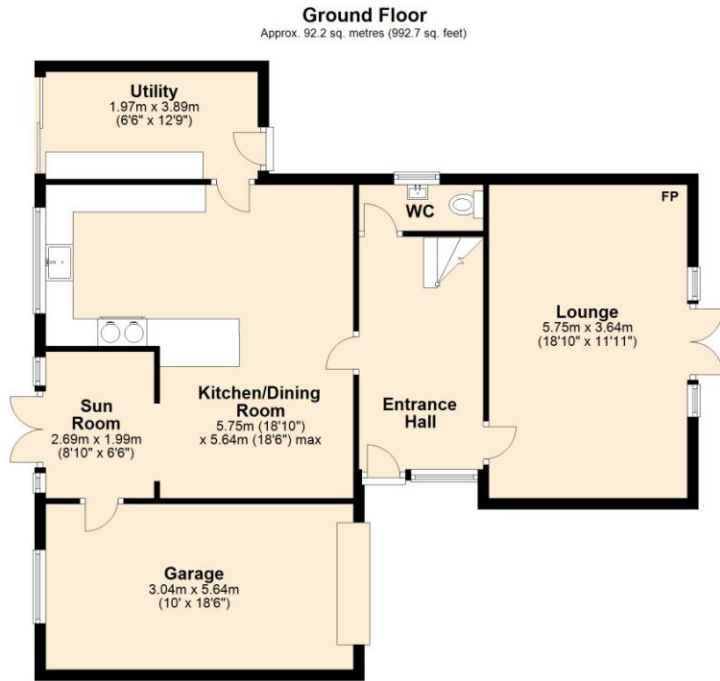
- \* Private driveway parking
  - \* Single garage with an electric door, fitted with power and lighting
  - \* Front landscaped gardens
  - \* Rear enclosed gardens with stunning views over agricultural land
  - \* With patio and lawned areas, flower beds & water feature
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### SERVICES AND TENURE

Freehold. Oil-fired central heating, mains water, electric & drainage connect to the property.

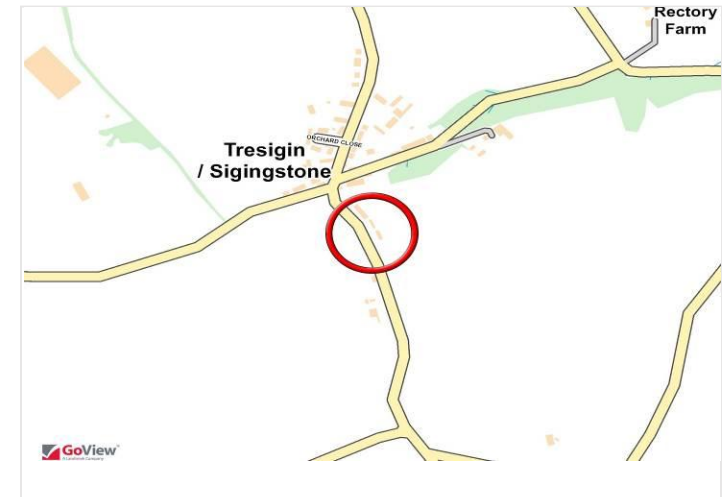
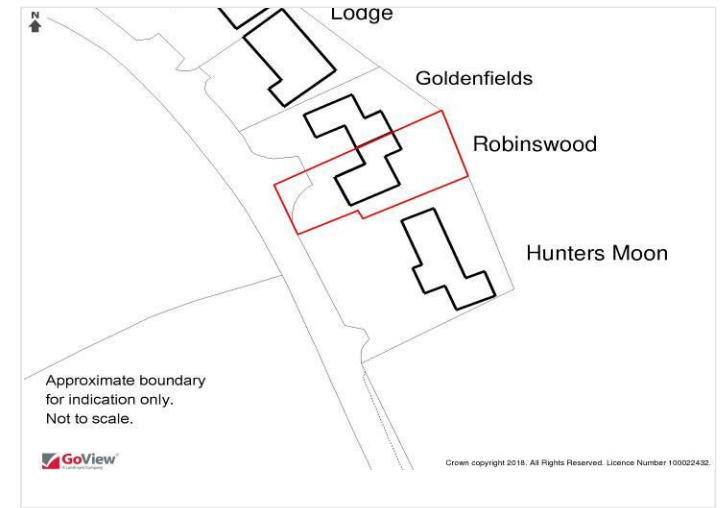
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Total area: approx. 148.4 sq. metres (1597.2 sq. feet)

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



EPC graph to be inserted





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