The Stables,
Llysworney, Near Cowbridge, CF71 7NQ
The Stables,
Llysworney, Near Cowbridge,
Vale of Glamorgan, CF71 7NQ

£359,950 Freehold

3 Bedrooms : 2 Bathrooms : 2 Reception Rooms

A charming three bedroom property located in a peaceful spot on the outskirts of the desirable Vale village of Llysworney. Large living dining room with wood burner, fitted bespoke kitchen, conservatory and family bathroom. Master bedroom with en suite shower room and two further bedrooms. Westerly facing garden including private parking and garage with planning permission to extend to create two additional reception rooms (or a reception room and fourth bedroom) and garden studio.

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 Llysowrney. Before The Carne Arms’ public house, turn left onto Church Street. Take the next left, after 150 yards take the Right hand turn. A single track lane located on your left hand side leads to The Stables.

- Cowbridge 2.4 miles
- Cardiff City Centre 15.9 miles
- M4 (J35, Pencoed) 5.8 miles

Your local office: Cowbridge
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**SITUATION**
The property is situated in the popular Vale village of Llysworney which is centred around an attractive, Historic Church and a pretty village pond and has been the holder of 'The Best Kept Village' award. The village comprises a mixture of character houses and cottages together with some quality modern houses. Primary schooling is available in the nearby Village of Colwinston with secondary schooling at the town of Cowbridge (some 1½ miles distance).

**ABOUT THE PROPERTY**
- A charming stable conversion with comfortable living space
- Village Location
- Sizable Living/Dining room offering ample space for a dining table and living room furniture, with wood burner, overlooking the garden and driveway
- Open Plan layout with wooden flooring
- Fitted bespoke modern kitchen with a good range of units with granite worktops and double Belfast sink
- Conservatory located off the kitchen
- Hallway leading to family bathroom
- Master bedroom with a good run of fitted wardrobes and en suite shower room
- Two further bedrooms

**GARDENS AND GROUNDS**
- Gates open onto a stoned driveway leading to the main entrance of the house with a paved pathway around the residence
- A raised lawn area houses a pretty seating area with wooden arbour.
- Garage Facility offers secure off road parking, with power connected to the garage
- The principal garden area benefits from being westerly facing.

**TENURE AND SERVICES**
Freehold. Mains electric, water and drainage services connect to the property. LPG Gas-fired 'combi' central heating.

**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.

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Summary of Accommodation
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.