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herbert r thomas

7 Heol Y Nant  
Llandow, The Vale Of  
Glamorgan, CF71 7PE

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# 7 Heol Y Nant

Guide Price £645,000

Substantial 5 double bedroomed, 3 reception roomed family house standing in an excellent plot extending to approximately 0.24 acres located in an idyllic vale village within easy driving distance of Cowbridge and amenities.

Substantial detached 5 double bedroomed house of approximately 2600 sq ft internal including garage

L shaped entrance hall and ground floor shower room, large through lounge, separate dining room and sitting room/study, modern fitted kitchen/breakfast room with island and utility room

Galleried landing, 5 double bedrooms, dressing room, en-suite bathroom and family bathroom

Large plot of approximately 0.24 acres

Some modernisation required

Excellent parking and attached double garage

Lawned gardens with village and rural views

Tranquil village setting

Easy access to Cowbridge









Substantial 5 double bedroomed, 3 reception roomed family house standing in an excellent plot extending to approximately 0.24 acres located in an idyllic vale village within easy driving distance of Cowbridge and amenities.

Stone archway to open fronted porch way. UPVC double doors to L shaped HALLWAY (12'4" x 18'4" max) covered ceiling, open tread quarter turn staircase to first floor. Ground floor SHOWER ROOM (7' x 5'4") blue pedestal basin and low level WC, fully tiled shower cubicle with modern shower fittings, frosted double glazed window. Large LIVING ROOM (23' x 13'9") full length UPVC double glazed bay window to front garden, window to rear, open fireplace with natural stone surround and timber hearth. DINING ROOM (12'5" x 11'4") exposed parquet block floor, double glazed window and door to rear garden. SITTING ROOM/STUDY (11'1" x 11') fitted book

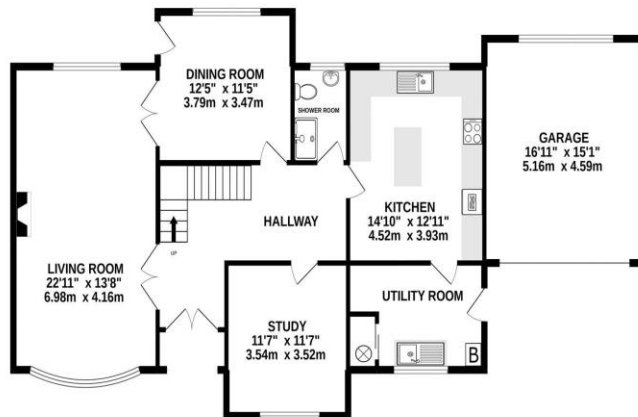
shelves and double glazed window to front elevation. KITCHEN/BREAKFAST ROOM (14'10" x 13'3") extensive range of modern cream high gloss base and wall cupboards with granite worktops and matching island unit, integrated appliances include double oven, microwave, ceramic hob and extractor, larder fridge, recessed one and a half bowl sink, boiling tap and waste disposal unit, tile effect floor and double glazed window to rear. UTILITY/BOILER ROOM (12' x 7'9") fitted base cupboard with stainless steel sink and drainer, Worcester oil fired central heating boiler, space for washing machine, freezer, etc. Airing cupboard with lagged tank, double glazed window to front elevation and door to driveway.

LANDING (20'7" x 7') fitted carpet and loft hatch, galleried feature with double glazed window to front

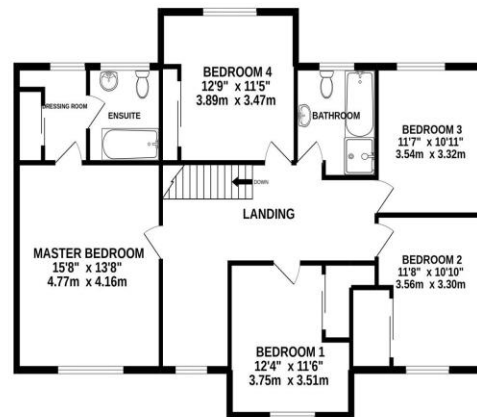
elevation. MASTER BEDROOM (15'10" x 13'10") double glazed window to front elevation and door to DRESSING ROOM (7'4" x 6'8") built in wardrobes, double glazed window, door to EN-SUITE BATHROOM (6'7" x 7'4") coloured suite including panelled bath with shower over, pedestal basin and low level WC, fully tiled to walls and frosted double glazed window. BEDROOM 2 (12'4" x 11'7") built in double wardrobe, desk, wall shelving and double glazed window to front. BEDROOM 3 (11'8" x 10'10") built in triple wardrobe, desk and double glazed window to front elevation. BEDROOM 4 (11' x 11'7") built in wardrobes, aspect to rear garden. BEDROOM 5 (11'6" x 12') built in wardrobes, double glazed window to rear. FAMILY BATHROOM (7'8" x 8'4") coloured suite including panelled bath, pedestal wash hand basin, low level WC and separate shower cubicle with modern shower fittings, tiled walls and frosted double glazed window.

Gated entrance to a sweeping tarmac driveway which extends to the front of the property and offers excellent parking. Wide front lawn with natural stone front boundary wall, attached DOUBLE GARAGE (17' x 16') electrically operated roller door, power, light and window to rear. To the rear of the property there is a wide sitting area with steps up to a large lawn beyond which there are open fields.

GROUND FLOOR  
1369 sq.ft. (127.2 sq.m.) approx.



1ST FLOOR  
1112 sq.ft. (103.3 sq.m.) approx.



TOTAL FLOOR AREA : 2481 sq.ft. (230.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Directions

From our Cowbridge Office travel in a westerly direction up the High Street, turning left onto the Llantwit Major Road. Follow this road for approximately 2 miles until reaching the Nash T Junction, at which point turn left then immediately right. Follow this road for a short distance and on reaching a crossroads drive straight across and on to the village of Llandow. Travel through Llandow village and No 7 Heol Y Nant lies on your left hand side.

## Tenure

Freehold

## Services

Oil heating, electricity, water and drainage  
Council Tax Band H  
EPC Rating E

## Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

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