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herbert r thomas
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6 Castle Precinct
Llandough, Vale of
Glamorgan, CF71 7LX

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Guide Price £650,000

Stunning, show home quality, 4 bedroom, 3 reception room, detached family home in quiet Vale of Glamorgan village with landscaped garden and easy access to the nearby town of Cowbridge.

Beautifully presented detached family home of show home quality in peaceful Vale village

Entrance hall, living room, dining room, study, cloakroom, kitchen breakfast sitting room, pantry, utility/ laundry room

Landing, four bedroom, en-suite shower room, family bathroom

Beautifully landscaped and maintained rear garden, with bluebell wood backdrop

Front driveway providing ample parking and workshop/ store

Easy access to the nearby town of Cowbridge and amenities





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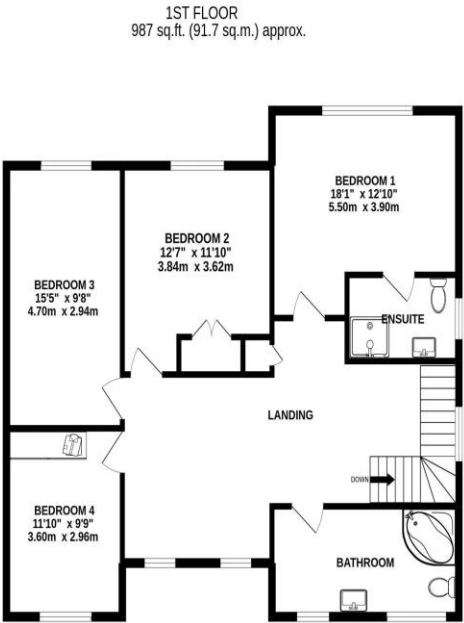
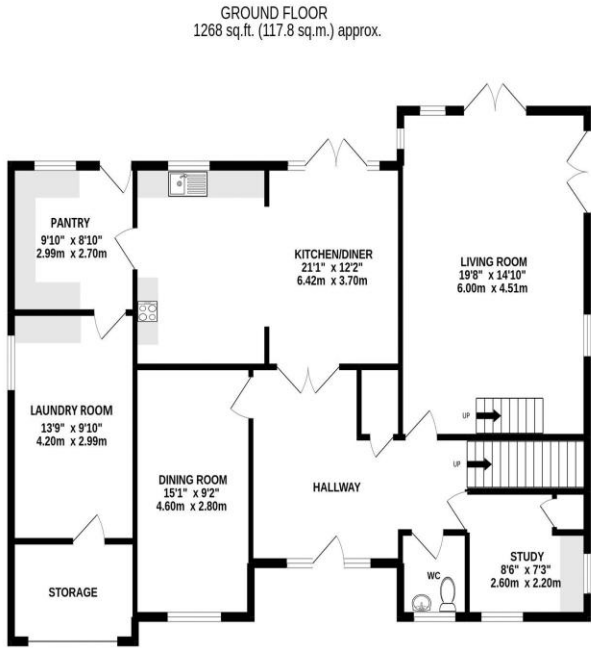
Entrance door with glazed side panels to wide RECEPTION HALLWAY (16'2" x 11'8"), white washed timber flooring, recessed lighting, coat cupboard, half turn staircase to first floor. CLOAKROOM (5' x 5'3"), matching white washed timber floor, white low level WC and pedestal wash hand basin, timber panelled lower walls and frosted double glazed window. Door to LIVING ROOM (20'2" x 12'8"), crucial trading 100% wool carpet (as throughout), double sided, wall mounted 'Top Stack 2:1' contemporary wood burning fire with log store recess, double glazed windows and french doors to rear elevation. DINING ROOM (15' x 9'3"), panelled lower walls with double glazed window to front elevation. STUDY (8'3" x 7'4"), incorporating understairs cupboard, double glazed windows and fitted desk. Frosted glazed

double doors from hallway to a delightful, open plan KITCHEN/ BREAKFAST SITTING ROOM (21' x 12'), sitting area with french doors to rear garden, double sided wood burning fire and white washed timber floor. Kitchen area with range of fitted base cupboards and worktops with corrian style worktops, inset one a half bowl sink and mixer tap, integrated single oven, ceramic hob, extractor, dishwasher and fridge, double glazed window to rear elevation. Door to PANTRY (9'7" x 8'2"), fitted base cupboard with wood block work surface and porcelain sink and drainer, wall shelving, double glazed Velux window above with window and door to garden. UTILITY/ LAUNDRY ROOM (13'6" x 9'8"), fitted base cupboard and 'Belfast' style porcelain sink flanked by oak block worktops, frosted window to side elevation, chrome heated towel rail and connecting door to shortened garage store, space and plumbing for washing machine and tumble dryer.

LANDING (16'3" x 9'4"), large airy space with double glazed windows to front elevation, panelled lower walls and loft hatch, shelving airing cupboard with radiator. BEDROOM 1 (18'2" max x

12'8"), shuttered windows to rear and side elevations, recessed full length mirror and door to EN-SUITE SHOWER ROOM (7'2" x 8'4"), contemporary white suite including low level WC, wash hand basin with vanity drawers below, walk in shower with fixed glazed shower screen and ceiling mounted shower head, tiled floor, frosted and shuttered side window. BEDROOM 2 (12' x 11'2"), shuttered full length window to rear elevation, built in double wardrobe, vaulted ceiling with ladder feature leading to a mezzanine play area/ den over, double glazed Velux windows. BEDROOM 3 (15'4" x 9'8"), pitched ceiling with Velux window, built in single wardrobe. BEDROOM 4 (9'7" x 11'10"), fourth double bedroom, built in wardrobe and double glazed window to front elevation, timber panelled feature wall. FAMILY BATHROOM (12'10" x 5'8"), modern suite including panelled corner bath with shower over, low level WC, wash hand basin and vanity drawers, frosted double glazed window and fitted timber bench seat, chrome heated towel rail.

Wide, herringbone patterned brock pavia driveway provides excellent parking with access to GARAGE STORE (9'10" x 6'1") single up and over door, fitted base and wall cupboards and useful storage area. Front garden combines raised, mixed flower beds with structural silver birch trees, designed by RHS Gold Award Winning landscape architect. Rear garden combines a wide, decked sitting area, steps down to a further sitting area flanked by raised beds leading onto a wide rear lawn with attractive structural plants and mature bluebell wood beyond. To the side of the house is a useful wood store which is to remain.



TOTAL FLOOR AREA: 2255 sq.ft. (209.5 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 Cowbridge High Street travel on to Eastgate. At the traffic lights turn right onto the St. Athan Rd. Leave Cowbridge and follow the road as it drops down the hill as the road starts to climb the next hill turn right signposted Llandough continue along this line without deviation into the village. Turn right as the road takes a 90° left-hand turning into Castle precinct, bear right and number seven will be found on the left hand side.

Tenure

Freehold

Services

Mains water and electricity, private drainage to a private shared treatment plant, oil central heating
Council Tax Band G
EPC Rating D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	67 D
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through
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herbert r thomas

59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,
01446 772911
sales@hrt.uk.com

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