

CHARTERED SURVEYORS · ESTATE AGENTS · VALUERS
AUCTIONEERS · COMMERCIAL PROPERTY AGENTS

RESIDENTIAL ESTATE AGENCY · GENERAL PRACTICE
STRUCTURAL SURVEYS · BUILDING SOCIETY VALUATIONS
PROJECT MANAGEMENT · FINE ART AUCTIONEERS
COMMERCIAL & INDUSTRIAL AGENTS

Lucas & Madley

CAN-YR-ADAR

LLAMPHA, EWENNY, MID GLAMORGAN

(Ref - 1562)



A beautiful Period Thatched property set in some four acres comprising Entrance Porch, Dining Hall, Morning Room, huge Drawing Room, Rear Hall, Kitchen, Utility Room, Cloakroom. Five Bedrooms and two Bathrooms. Garage and Workshop Block. Large charming Gardens with Orchard, Vegetable Garden, Paddock. Secondary glazed throughout. Freehold.

Price £150,000

This early property restored to retain it's Period charm and with lots of interesting features, provides a substantial spacious luxurious family home of character. Probably dating from the 17th Century the property has had little by way of additions made to it and is therefore a striking example of a thatched farmhouse. Internally there is a good modern Kitchen with adjacent Breakfast area, modern Bathrooms and Cloakroom combining well with the particularly spacious and attractive Reception Rooms. The village of Llampha is rural and off the beaten track yet there are three M4 access points within approximately 10 minutes travelling and the industrial area of Bridgend lies close by yet entirely separate from the village, the general station with its high speed trains to London being less than 3 miles away. The Capital City is some 25 minutes away, with Swansea approximately 30 minutes. Cowbridge, the Vale of Glamorgan's market town is approximately 5 miles away, with its health centre, library, leisure centre in course of construction and general excellent quality shopping. The property approached through a stone

~~BEING COMPLETE PROPERTY SERVICE~~

cont/



Cardiff West: 35 Merthyr Road - Whitchurch - Cardiff - CF4 1DB - (0222) 610616
Cardiff North: 7 Heol-y-Deri - Rhiwbina - Cardiff - CF4 6HA - (0222) 619592
Cardiff East: Rhydypenau Crossroads - Cardiff - CF4 4HS - (0222) 757204/754780
Building Survey Department: Jones Court - Womanby Street - Cardiff - CF1 2BR - (0222) 395127
Vale of Glamorgan: 71 High Street - Cowbridge - CF7 7AF - (04463) 4713
Dinas Powys: Old Court - The Square - Dinas Powys - CF6 4DE - (0222) 514031
Penarth: 3 Washington Buildings - Stanwell Road - Penarth - CF6 2AF - (0222) 702456
Merthyr Tydfil: 35 Victoria Street - Merthyr Tydfil - CF47 8BW - (0685) 50232
Survey & Valuation Department: Jones Court - Womanby Street - Cardiff - CF1 2BR - (0222) 395127
Auction Gallery: 56 Machen Place - Cardiff - CF1 8EQ - (0222) 374320
Commercial Department: Jones Court - Womanby Street - Cardiff - CF1 2BR - (0222) 395127
Lucas & Madley Financial Services: 259 Heathwood Road - Cardiff - CF4 4HS - (0222) 757530



CAN-YR-ADAR
LLAMPHA, EWENNY, MID GLAMORGAN

cont/

- ENTRANCE PORCH: In stone with a panelled heavy Oak door flanked by opaque window. Quarry tile floor. Coat rail. Internally thatched pitched roof. Multipaned opaque door to:-
- DINING HALL: (19'0" x 16'6") Multipaned window with secondary glazing and deep cill. Floor to ceiling chimney breast in dressed stone with flanking brick oven, slate hearth and hardwood seat with heavy wooden beam over. Shelves in flanking book recess. Beamed ceiling. Fitted for wall lights. Wood block floor. Door to Kitchen. Through stone arch and heavy panelled door to:-
- MORNING ROOM: (18'6" x 15'6") Similar windows to Dining Hall with deep cill. Stone chimney fitted for dog-grate with stone arch and heavy wooden beam over. Flagstone hearth. Store cupboard. Understairs cupboard. Wood block floor. Beamed ceiling. Stairs to first floor. Stone arch and cross panelled door to:-
- DRAWING ROOM: (31'9" x 18'10") A superb spacious, light and airy room of considerable charm and character. This room was specifically created as a Music Room and received special acoustic treatment. Multipaned windows. Main chamfered beams supported on dressed stone pillars. French doors to rear Patio and Garden. Huge inglenook fireplace with seats inset and flanked with internal coal and log baskets, all in dressed stone. Display shelf over. Each flanking recess containing pairs of audio speakers encased in Wood. Wood block floor. Door to:-
- REAR HALL: Access to attic space. Door to Kitchen. Door to:-
- CLOAKROOM: Pedestal hand basin and fully tiled Mira Step-in Shower, low level w.c. in Turquoise en-suite. Half tiled in White ceramics.
- KITCHEN: (17'0" x 8'3") An excellent range of Poggenpohl floor standing and wall hung units including deep vegetable and saucepan drawers and a carousel, in all some 17 White faced units with solid Oak worktop. Equipment includes a Neff Deep Fryer and Atag 4 hob unit with Neff extractor over. Neff Double Oven, Neff Refrigerator, twin circular inset bowls with mixer taps. Plumbed for Dishwasher. Beamed ceiling. Quarry tile floor. The whole fully tiled in large Cream ceramics with floral spacers. Door to Rear Hall. Arched access to:-
- BREAKFAST ROOM: (13'0" x 8'8", plus Bay) Amtico Fillet tile pattern floor. Bay window with double glazed leaded lights. Beamed ceiling.
- UTILITY ROOM: (8'2" x 7'4") Rolltop work surface. Plumbed for washing machine under. White tiled splashback, shelving. Quarry tile floor. Electric meters and fuse boxes.

cont/

CAN-YR-ADAR,
LLAMPHA, EWENNY, MID GLAMORGAN.

cont/

REAR HALL:

Louvred doors enclosing coat cupboard. Trianco Redfyre oil fired boiler. Stable door to Garden.

ON THE FIRST FLOOR:

Approached over an Oak staircase from the Morning room is a substantial Landing some 49 feet in length, with lots of features including a sloping roof, multipaned windows and display cills. Huge Airing Cupboard 11 feet wide with deep battened shelves, clad copper cylinder and immersion heater with storage cupboard over.

BEDROOM NO 1:

(14'2" x 12'3" plus 7'0 x 5'8") Multipaned windows overlooking front Garden and lilypond and the fields beyond. Partly sloping roof. Double fitted wardrobe with cupboard over. Door to:-

EN-SUITE BATHROOM:

An unusual Lime Green pedestal high backed hand-basin of oval shape, semi-circular bath in tiled surround. Low level w.c. en-suite in Lime Green. Fully tiled Cream walls with floral spacers. Sloping roof. Shaver light. Shelf.

BEDROOM NO 2:

(16'3" x 11'0) Front facing as the Master Bedroom. Sloping roof. Double wardrobe with cupboard over.

BEDROOM NO 3:

(13'7" x 10'4") Front facing as before. Double wardrobe.

BEDROOM NO 4:

(13'7" x 8'3") As for bedroom No. 3.

BEDROOM NO 5:

(18'11" x 12'6") Windows to front and side. Deep double wardrobe. Display shelf or seat.

BATHROOM:

Excellent modern suite comprising oval basin in tiled topped vanity unit with louvered doors under. Corner bath, bidet and low level w.c. in Royal Blue en-suite. Fully tiled in co-ordinating deep Blue and patterned tiles. Towel rail. Shaving light.

OUTSIDE:

The front Garden is mainly paved with stone walls and flower beds, trellis and arches, with stone steps and a most attractive lilypond. To the rear is a very large level Garden mainly in lawn with a paved Patio. On one side the lawn is continued leading to a walled and pathed Vegetable Garden with adjacent Greenhouse and tap. There is a liberally stocked Orchard and apple, pear and plum trees. Thereafter, there is a further area of land, walled as a windbreak and containing a variety of trees and a stoutly wired chicken run and hut. Beyond the Garden is a 2½ acre paddock ideal for a variety of uses. A further 5½ acres can be purchased by separate negotiation. On the other side, approached through a five bar gate is a very large gravelled parking area, capable of accommodating 12 motor cars and set on the side is a Garage Block with two up and over door and twin storage or workrooms.

cont/

CAN-YR-ADAR,
LLAMPHA, EWENNY, MID GLAMORGAN

cont/

SERVICES: Mains electricity and water. Drainage to Cesspit. Trianco oil fired Central Heating with ample radiators throughout. Good supply of power points. Burglar Alarm. Secondary double glazed throughout.

TENURE: FREEHOLD.

PRICE: £150,000

RATES: Rateable value - £372.00 Rates payable - £761.26

VIEWING: Strictly by appointment, please, with Messrs. Lucas & Madley 71 High Street, Cowbridge. Telephone (04463) 4713 or at any of our eight estate agency offices throughout the area including our property showroom at 3 Westgate Street, Cardiff, telephone (0222) 388212, which is open 7 days a week.