



The Cottage

Trerhyngyll, Near Cowbridge, Vale of Glamorgan, CF71 7TN

WATTS & MORGAN 160 YEARS



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Guide price: £475,000 Freehold

2 Bedrooms : 1 Bathrooms : 2 Reception Rooms

A truly delightful, semi-detached cottage to the heart of the village of Trerhyngyll. In exceptional order throughout, the deceptively spacious accommodation includes living room with slate flooring and wood burner, study area linking through to kitchen / breakfast room. To the first floor: two double bedrooms and a luxurious, contemporary bathroom with bath and separate shower cubicle. Fronting the property is an enclosed lawned garden with an additional, larger lawned garden with summer house. Ample off road parking.

Directions

From our Offices, travel in an easterly up the High Street to the traffic lights and turn left passing through the Village of Aberthin and into Maendy, Turn left in Maendy and follow the roadway into Trerhyngyll. Bear right through the village to find The Cottage on your right after about 200 yards. There is a deep green verge to your left and the parking area for The Cottage to your right. The property is set back from the roadway and accessed via a path owned by The Cottage and used by Rose Cottage (adjoining).

- Cowbridge 2.6 miles
 - Cardiff City Centre 13.3 miles
 - M4 (J34, Miskin) 6.1 miles
-

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

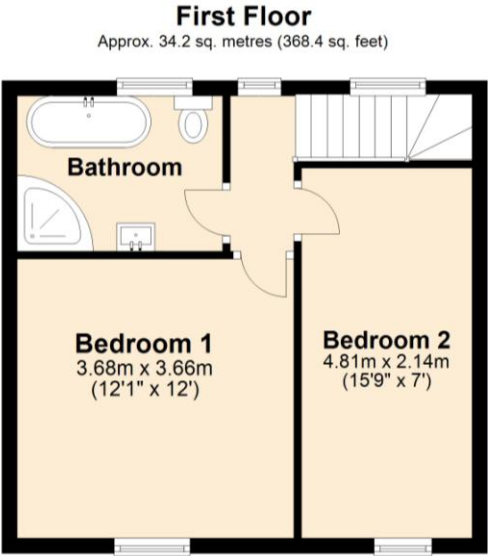
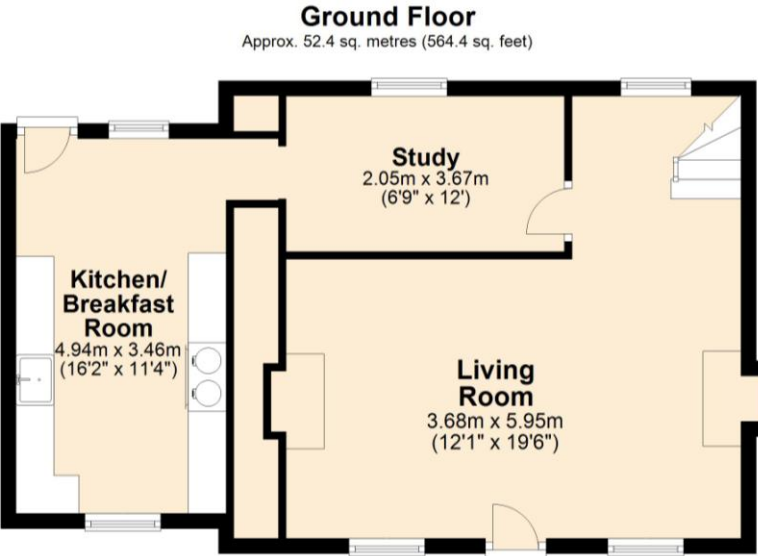
- * A truly glorious semi-detached cottage located to the heart of the village of Tre'rhyngyll.
- * The deceptively spacious accommodation is in exceptional order throughout and must be viewed to be fully appreciated.
- * From the front garden, central doorway leads into the living room.
- * This living/dining space runs the width of the original cottage property and has Spanish slate flooring.
- * To one end, a centrally positioned wood burner recessed within a chimney breast and surrounded by exposed stonework.
- * There is ample sitting space and room for a generous dining table.
- * A doorway, to the rear of the lounge, links into a neat multi-purpose additional study area / work room with a bespoke, handcrafted solid timber desk/ work surface
- * To one side, a concealed space for a washing machine has a cupboard above hiding gas combi boiler.
- * Window from the study area looks to the rear of the property while a doorway links through to the kitchen.
- * This superb kitchen runs the depth of The Cottage with window overlooking the front garden area and a window and adjacent door looking to a rear neat, rear courtyard space.
- * Kitchen itself includes a good number of units with 'Esse' cream enamelled, cast iron range two-oven electric range (to remain). Further appliances, namely fully integrated dishwasher, fridge and freezer, are all included.
- * The work surfaces surround a deep ceramic butlers sink.
- * First floor landing area with doors leading to both the double bedrooms and to the bathroom.
- * Both these two double bedrooms enjoy a southerly aspect looking over the front garden and both share use of a luxurious, contemporary bathroom suite.
- * Bathroom features a freestanding claw and ball footed roll top bath and separate corner shower cubicle with power shower.

GARDENS AND GROUNDS

- * The Cottage is set within a generous plot and is accessed from the lane running through Tre'rhyngyll village.
- * A broad opening leads onto a flint chipped off-road parking area with ample parking space for 2/3 cars.
- * Adjacent to the parking area is a path owned by The Cottage which also leads, in turn, to the adjoining 'Rose Cottage', who have a right of access over this path.
- * A gated entrance leads to a wonderfully sheltered south facing enclosed forecourt garden fronting The Cottage including good sized area of lawn edged raised flower and shrub beds.
- * A deep stone path runs to the front of The Cottage - an ideal 'sun trap' seating area.
- * There is a larger area of garden to the southern side of the path, again enclosed by hedging and fencing.
- * This private garden space is mainly laid to lawn and includes a productive, mature apple tree and a raised vegetable bed. A timber summer house resting on a concrete base is to remain.
- * This garden space is immediately adjacent to the car parking area but divided from the same by hedging.
- * There is a further courtyard area of garden immediately to the rear of The Cottage accessible from the kitchen.

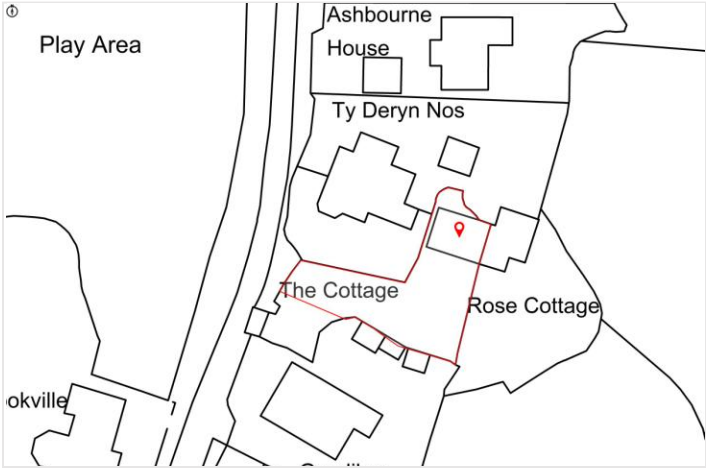
ADDITIONAL INFORMATION

Freehold. All mains services connect to the property. Gas-fired 'combi' central heating. Council Tax: Band E.



Total area: approx. 86.7 sq. metres (932.9 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.



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