



Ty Cae, Great Frampton House, , Frampton CF61 2YR
Asking Price **£365,000**

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Ty Cae is a wonderfully bespoke new barn conversion set in a beautiful development of five former stone barns within the hamlet of Frampton. Within close proximity to Llantwit Major and all it's local amenities including well regarded schooling for all ages, a wide range of shops both national and local, library, doctors surgery as well as sporting and recreational facilities. Llantwit Major is one of the few towns in the Vale of Glamorgan where you can commute by train on the coastal line which runs between Cardiff and Bridgend. Easy access to the major road network brings major centres including capital city of Cardiff and Bridgend.

The development offers a high specification of finish with underfloor heating system throughout, modern biomass boiler, hand made windows and doors, exposed stone work and high calibre kitchen and bathrooms. The fusion between the modernity of the development alongside the character of the building plus the semi-rural nature means that any purchaser can enjoy the benefits of countryside living with all the modern facilities we require.

Accommodation

The accommodation is built in an open plan nature with modern living at it's heart offering kitchen/living/dining area which will be the heart of the home. There are two double bedrooms with one bathroom. Underfloor heating throughout.

Entrance Hall

Accessed via hand made hard wood front door by Aztec Joinery. Light hallway with double glazed hardwood fenestration. Communicating door leading to;

Kitchen/Living/Dining Room 24'0" x 14'2" (7.32 x 4.32)

Stunning room with atrium ceiling. Comprises three panel run of floor to ceiling double glazed windows overlooking front garden and courtyard. Brand new modern fitted kitchen by Benchmarx in Soho matte dove grey pallet. Range of wall and base units with work surfaces over. Features include four ring induction hob and electric oven underset. Built in up and over fridge/freezer with decor panel. Wall mounted wine rack. Chrome 1.5 sink and drainer with matching mixer tap. Inset centre island with double pan drawer and inset circular sink and mixer tap with overhanging breakfast bar. Feature original stone walls throughout. Tiled flooring. Thermostatic heating control.

Master Bedroom 15'3" x 9'6" (4.65 x 2.90)

Good sized double bedroom with two hardwood picture windows overlooking front courtyard. Inset velux roof light to rear. Atrium ceiling. Exposed beams. Skimmed walls. Tiled flooring. Built in wardrobe. Thermostatic heating control.

Bedroom Two 10'4" x 15'0" (3.15 x 4.57)

Hardwood double glazed window to rear. Skimmed walls.

Vaulted ceiling including exposed beams. Ceramic wood effect tiled flooring. Thermostatic control.

Bathroom 9'6" x 7'0" (2.90 x 2.13)

Three piece suite in white comprising panelled bath with overhead shower and shower head attachment. Pedestal wash hand basin with underset vanity unit. Dual flush low level WC. Tiled walls in white gloss metro tile. Tiled flooring. Vaulted ceiling. Pendant light fitting. Inset velux roof light.

Outside

Property enjoys a private side courtyard as well as gardens to front.

Outbuilding 24'2" x 12'0" (7.37 x 3.66)

Good size outbuilding of stone construction with slate roof. Adaptable as storage facility/study subject to necessary planning permissions.

Services

The property will benefit from mains electric and water with a Biomass wood pallet heating system offering sustainable supply to underfloor heating and domestic water.

Directions

From our office at 67 High Street, Cowbridge, turn right travelling along Westgate and turn left onto the Llantwit Major Road. At Nash Manor crossroads, turn left and travel along this road passing Llandow Industrial Estate. Turn left at the junction after Llandow Racing Circuit. Travel along this road until you reach a T junction and turn right. At the next crossroads, turn right and follow the road for about half a mile. The Great Frampton House Development will be on your left hand side with a Brinsons & Birt board outside.

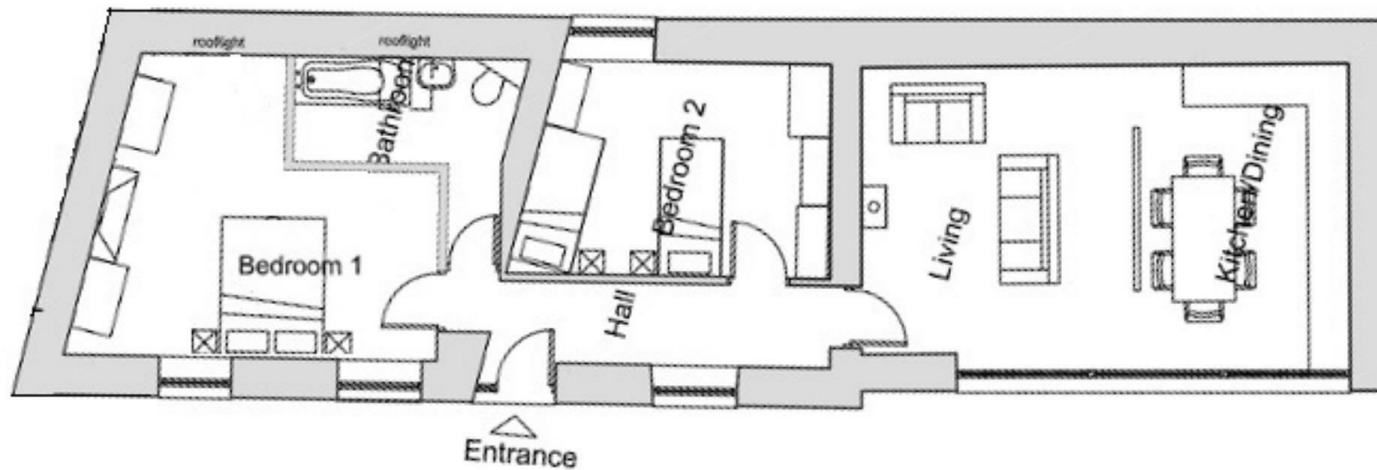


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