



5 River Court

Treoes, Vale Of Glamorgan, CF35 5EX





HOUSE RULES
SAY PLEASE & THANK YOU
KEEP YOUR FEET OFF THE FURNITURE
EAT YOUR VEGETABLES
BE QUIET
WASH YOUR HANDS
SHARE & SMILE
KEEP YOUR ROOM CLEAN
FORGIVE
Be Humble & Love one another

5 River Court

Treoes, Vale Of Glamorgan,
CF35 5EX

£485,000 Freehold

5 Bedrooms : 3 Bathrooms : 3 Reception Rooms

A contemporary family home on this select development. Spacious, flexible accommodation comprises: 5 bedrooms, 3 bathrooms (2 en suite), 3 reception rooms and large kitchen / breakfast / family room. Outside, enclosed private gardens and off road parking. Viewing highly recommended.

EPC rating: B83

Directions

From our Cowbridge office, travel in a Westerly direction and join the A48 heading towards Bridgend. Travel for approximately 2 miles and at the crest of the hill, turn right following signs for Treoes and continue on this road until you enter the village. Pass the Star Inn on your left hand side, bear right passing the entrance to Parc Newydd. The entrance to River Court will be to your left after about 100 yards.

- Cowbridge 4.7 miles
 - Cardiff City Centre 18.4 miles
 - M4 (J35, Pencoed) 2.6 miles
-

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

An exceptional modern home within a select development of similar properties. From the central ground floor hallway, a tiled floor extends into all the ground floor rooms; a staircase, with oak store cupboard beneath, leads to the first floor. The principle lounge is located to the rear of the property and has bi-fold doors opening to a paved seating area with larger garden space beyond. A second living room looks to the front elevation while a third study/home office has a window to the side elevation. A stunning kitchen-living-dining space has windows to both the front and rear elevations and bi-fold doors opening to the gardens. The kitchen itself includes contemporary units with granite worktops and a matching central island/breakfast bar. Appliances, where fitted, are to remain and include 'Neff' hob, 'AEG' oven and microwave, fully integrated larder fridge, freezer, dishwasher and washing machine. There is ample space for a family dining table and seating.

To the first floor the landing area has doors leading to all the bedrooms. The master bedroom has a dual-aspect with windows to both the front and rear elevations and a range of fitted wardrobes. It includes a contemporary en-suite shower room. A second, guest bedroom also has an en-suite shower room and features an especially striking window to the front elevation. A third double room has fitted wardrobe and looks to the rear elevation while the fourth bedroom looks over the rear garden and has a staircase leading to an additional playroom / storeroom with pitched roof (of restricted headroom in places). The family bathroom has exposed stone detailing to one wall, a whirlpool bath and a separate corner shower cubicle.

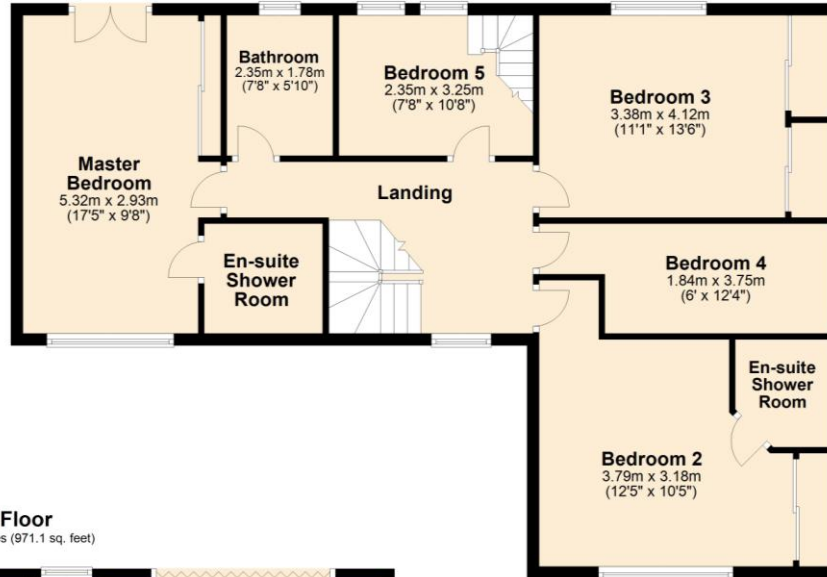
GARDENS AND GROUNDS

Like the other properties in this modern development, there is access over a section of driveway on which there is shared maintenance with the other properties in the cul-de-sac. This, in turn, extends towards the rear of number 5 with there being off-road parking spaces in front of a broad, double width gateway to a further parking space. A garden runs the length of the rear of the property and is mainly laid to lawn but includes a paved patio seating area accessed primarily from the family lounge but also from the kitchen. This extends to a storage area to one side of the property.

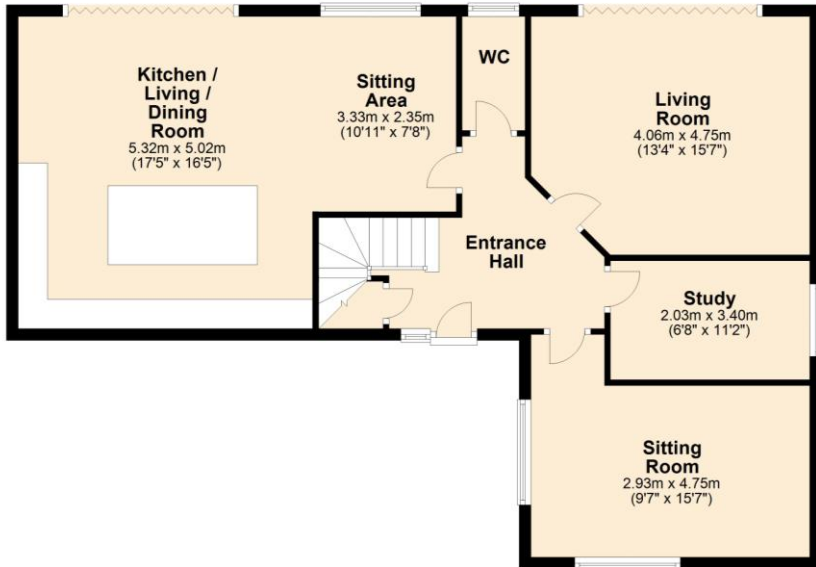
TENURE AND SERVICES

Freehold. All mains services connect to the property. Gas fired central heating with underfloor heating to the ground floor.

First Floor
Approx. 90.6 sq. metres (975.0 sq. feet)

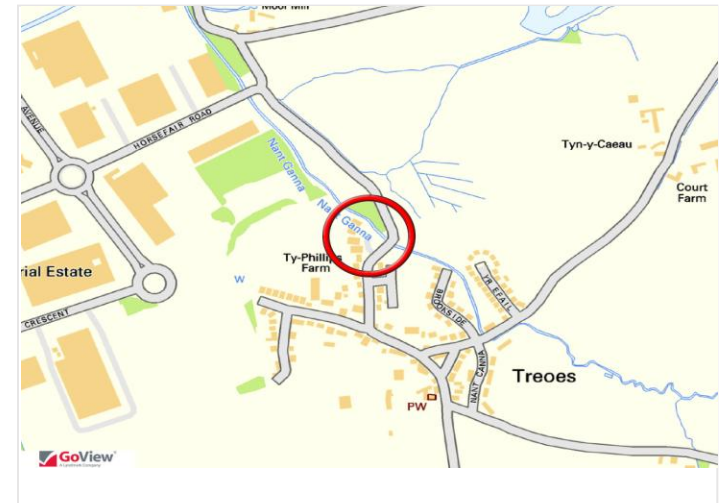
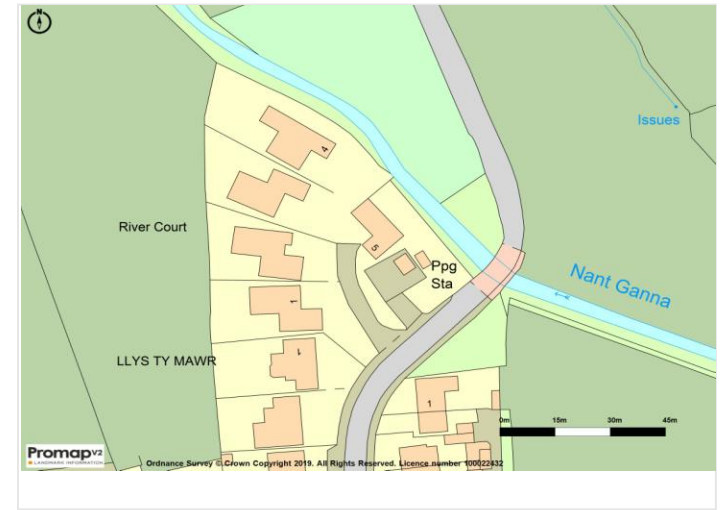


Ground Floor
Approx. 90.2 sq. metres (971.1 sq. feet)



Total area: approx. 204.6 sq. metres (2202.7 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		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		83	
EU Directive 2002/91/EC			
England, Scotland & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		83	
EU Directive 2002/91/EC			
England, Scotland & Wales			

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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