



Selaw,
Treoos, Vale of Glamorgan, CF35 5DL





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£295,000 Freehold

3 Bedrooms : 1 Bathrooms : 2 Reception Rooms

• A recently modernised three bedroom semi-detached home, in the conveniently located village of Treoos.

Accommodation & Amenities;

• Entrance porch • Open plan kitchen/dining/family room • Living room

• First floor landing • Three bedrooms • Family shower room

Gardens & Grounds;

• Private driveway with ample parking • Detached garage • Landscaped gardens to the rear

• EPC rating 'C'

Directions

Travelling west from Cowbridge, proceed along the A48 passing the cross roads at Pentre Meyrick and continue until the brow of the hill is reached. Take the right hand turn and proceed down into the Village of Treoos. Pass the Star Public House and, a couple of hundred yards further on, bear left into Parc Newydd. Follow the road to the left after a further 100 yards to find Selaw on your left hand side.

Your local office: Cowbridge

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Summary of Accommodation

SITUATION

The village of Treoes is situated to the western side of the Vale of Glamorgan, to the north of the A48 and close to Coychurch on the outskirts of Bridgend. There is also access for the M4, Junction 35 at Pencoed for travelling to Cardiff and other commercial centres throughout the region. The village of Treoes includes a thatched public house known as the 'Star Inn', play park and community allotments. There is a local primary school in the nearby village of Llangan and well regarded secondary schooling in the Market Town of Cowbridge, which is approximately 4 ½ miles distance

ABOUT THE PROPERTY

- * Entrance porch
- * Open plan Kitchen/dining/family room providing versatile living
- * The kitchen is fitted with a range of wall and base units
- * Integrated appliances to remain; oven & grill, gas hob with extractor fan above, space & plumbing for a range of white goods
- * Living room a separate reception space with sliding patio doors leading to the rear garden
- * First floor landing;
- * Master bedroom with fitted bedroom furniture
- * Second double bedroom with fitted wardrobes
- * Third bedroom with storage cupboard
- * Modern family shower room

GARDENS AND GROUNDS

- * Private tarmac driveway with ample parking
 - * Detached single garage, with manual up & over door, power & lighting
 - * Rear enclosed garden with patio and lawned area
 - * Lovely countryside views to the rear
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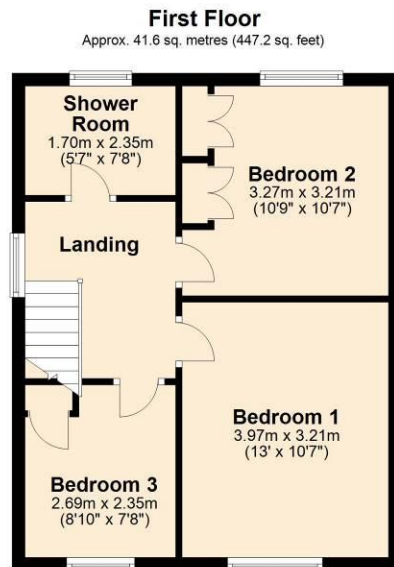
TENURE AND SERVICES

Freehold. All mains services connect to the property. Gas-fired 'combi' central heating.

PROCEEDS OF CRIME ACT 2002

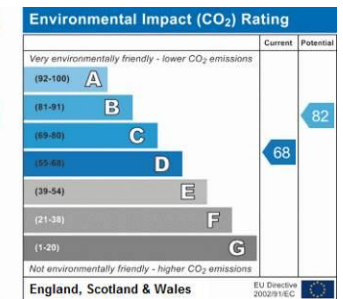
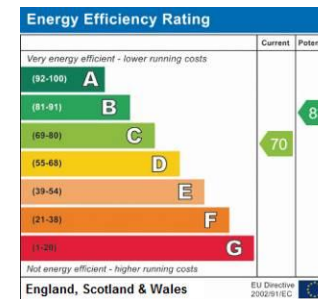
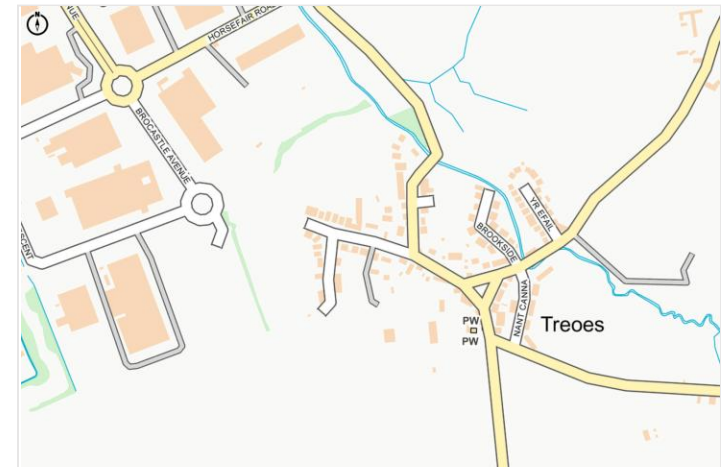
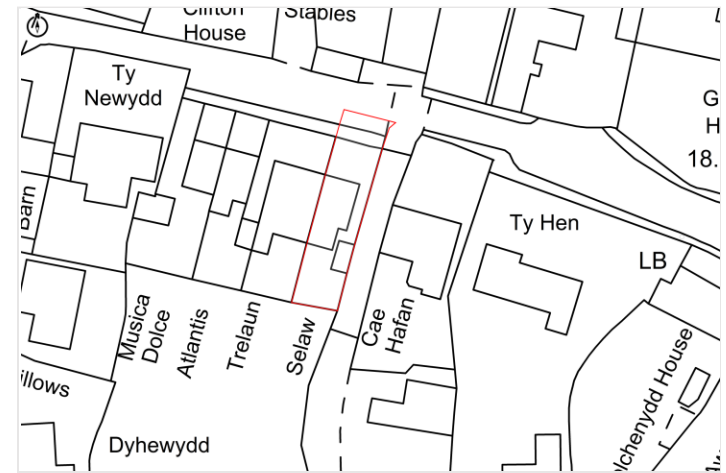
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Total area: approx. 100.2 sq. metres (1078.2 sq. feet)

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



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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