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Awelfan,  
Twyn-yr-odyn, Vale of Glamorgan, CF5 6BG

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£385,000 Freehold

## 2 Bedrooms : 2 Bathrooms : 2 Reception Rooms

- A traditional detached bungalow, set within a rural setting but within easy distance of many amenities

- The accommodation comprises;
- Entrance hall • Kitchen/dining room • Lounge
- Two bedrooms • Family bathroom • WC

Gardens & grounds;

- Private off road parking • Single detached garage
- Pleasant lawned garden

- EPC rating 'TBC'

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### Directions

From Culverhouse Cross, follow the A4050 in a southerly direction initially signposted towards Barry/Cardiff Airport. At the first roundabout after the retail park turn right at the roundabout signposted St Lythans/Twyn Ty Odyn. Past The Beech Tree Inn and continue on up the hill along St Lythans Road into the hamlet of Twyn Yr Odyn. Bear right at Hill Terrace as the road turns; and then turn right after about 150 yards into Seaview Terrace and continue past the Horse and Jockey Public House, Awelfan will be the next property on your right hand side.

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Your local office: Cowbridge

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## Summary of Accommodation

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### SITUATION

The hamlet of Twyn-Yr-Odyn benefits from a public house, children's playground & allotments with the Village of Wenvoe a short distance away including a Church, primary school, village post office and store, three public houses with dining facilities and a golf club. Wenvoe is within approximately 1 mile from Culverhouse Cross where an excellent road network radiates from a roundabout on the western fringe of the City of Cardiff and provides access to Junction 33 of the M4 Motorway for commuting further afield. Culverhouse Cross includes multiple "national outlets" including Marks & Spencer, Tesco and B & Q. There is a main intercity train service available at Cardiff with London/Paddington, reached in a round two hours.

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### ABOUT THE PROPERTY

- \* Entrance hall providing access to reception space and bedroom accommodation
- \* Lounge with central feature solid fuel fireplace
- \* Kitchen/dining room fitted with a range of wall and base units
- \* 'Rayburn' range cooker to remain
- \* Dining room with ample space for entertaining
- \* Bedroom one with fitted wardrobes
- \* Bedroom two with fitted bedroom furniture
- \* Bathroom suite & separate WC

### GARDENS AND GROUNDS

- \* Private off road parking
  - \* Single detached garage
  - \* Enclosed garden with lovely lawned area and range of mature shrubs
  - \* Rear courtyard garden
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### TENURE AND SERVICES

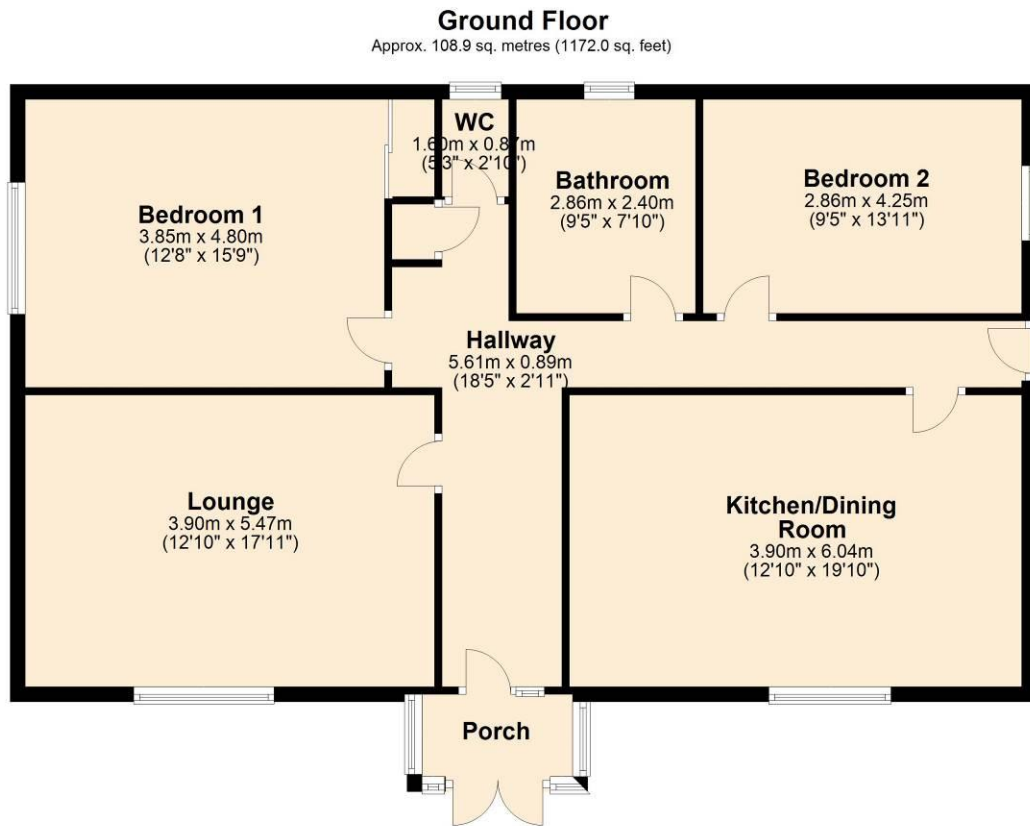
Freehold. Mains electric, water and sewerage connect to the property. Solid fuel heating.

### PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

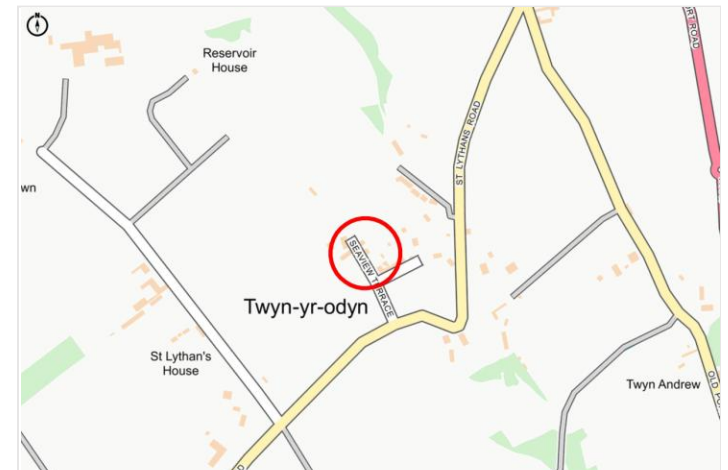
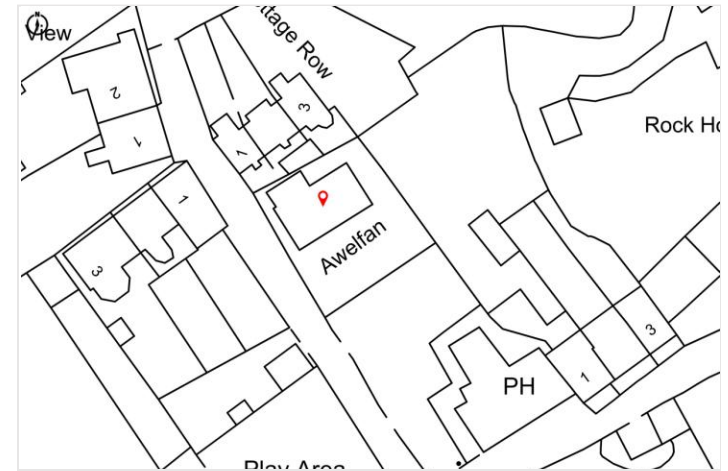
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Total area: approx. 108.9 sq. metres (1172.0 sq. feet)

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



EPC graph to be inserted



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