



Tresaith, Church Street

Llysworney, Near Cowbridge, Vale of Glamorgan, CF71 7NQ





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Vale of Glamorgan, CF71 7NQ

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£495,000 Freehold

**5 Bedrooms : 2 Bathrooms : 3 Reception Rooms**

A significantly extended semi-detached home with spacious accommodation and south facing garden. Lounge, dining room, family room, kitchen/breakfast room. Also utility room and cloakroom. Five bedrooms (four doubles), bathroom and shower room. Parking. Garden to the rear including lawn, summer house and store shed.

EPC rating: D56

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## Directions

From the A48 at Pentre Meyrick Cross, follow the A4268 road into Llsworney Village. Turn right opposite 'The Carne Arms' Public House / at the former garage into Church Street to find Tresaith to your left after about 75 yards. A parking area fronts the property.

- Cowbridge 2.3 miles
  - Llantwit Major Station 3.5 miles
  - Cardiff City Centre 15.2 miles
  - M4 (J35, Pencoed) 5.7 miles
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**Your local office: Cowbridge**

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## Summary of Accommodation

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### ABOUT THE PROPERTY

- \* A significantly extended, semi-detached property to the centre of Llysworney with south facing garden to rear.
- \* An ideal family home in very good order throughout.
- \* Porch and entrance hallway with cloakroom off and staircase to first floor.
- \* Family lounge with bow window to the front elevation and 'Chesney' wood burner stove
- \* An open arch connects to a dining room from which double doors open to a rear courtyard garden.
- \* Large kitchen-breakfast room with a tremendous amount of storage and in good modern order and with work surfaces extending to form a breakfast bar.
- \* Appliances, where fitted, are to remain and include hob, oven, grill, fully integrated larder fridge and dishwasher. Also wine cooler.
- \* Door leads through to utility room to the rear of the property with additional storage, space and plumbing for a washing machine and also for freezer.
- \* From the kitchen, double doors open to a multi-purpose family sitting room / dining room / playroom with bow window and positioned to look out over the front driveway.
- \* To the first floor: central landing area with doors leading to all five bedrooms, to family bathroom and to a separate shower room.
- \* Of the five bedrooms, four of these are good double rooms; the two largest enjoying a southerly aspect looking over the rear garden.
- \* The fifth bedroom is a good size single room with store cupboard.
- \* Contemporary family bathroom including a very good range of fitted storage units with shower over bath.
- \* Also a separate shower room.

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### GARDENS AND GROUNDS

- \* Fronting the property, there is an off-road parking area with space for two cars.
- \* The rear of the property enjoys a southerly aspect and backs onto fields
- \* There is a sheltered, private suntrap courtyard garden accessible directly from the kitchen/breakfast room and from the dining room.
- \* From this courtyard garden steps lead up to a larger garden space including flagstone paved patio area and larger area of lawn.
- \* Timber summer house, with power connected, and an adjacent timber store shed are to remain.

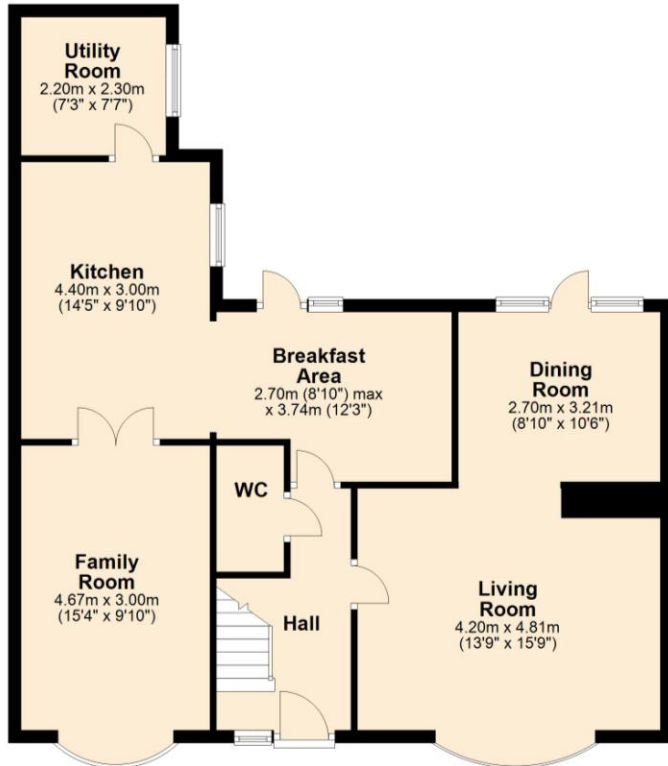
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### TENURE AND SERVICES

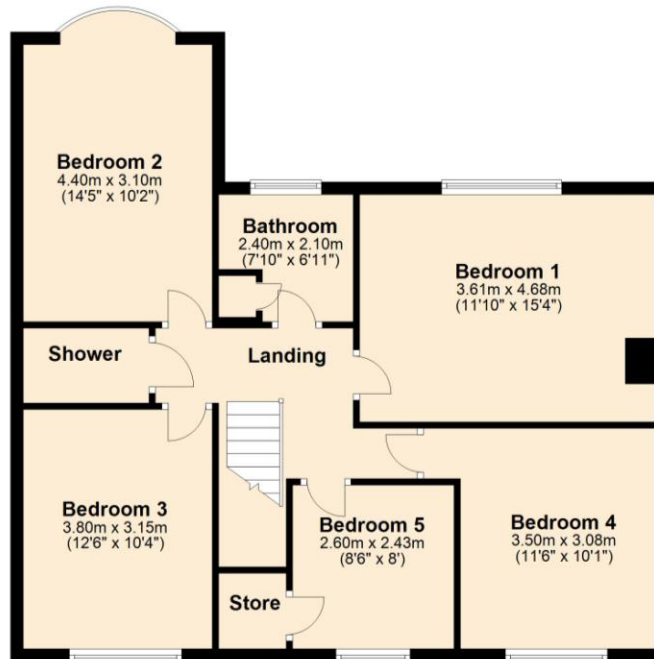
Freehold. Mains electric, water and sewerage connect to the property. Oil-fired central heating.



**Ground Floor**  
Approx. 82.6 sq. metres (889.0 sq. feet)

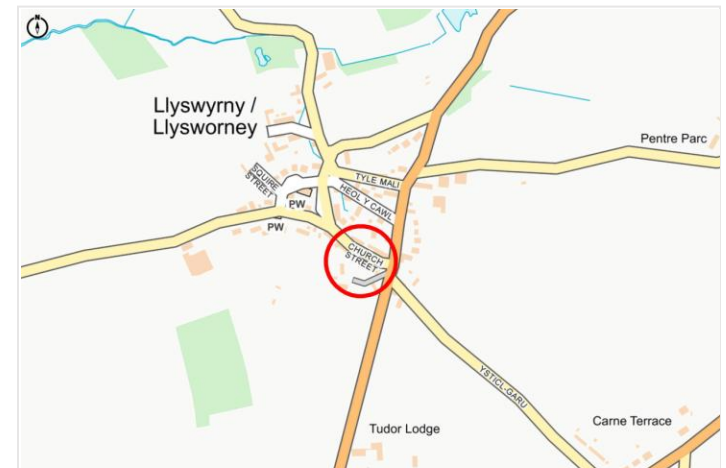


**First Floor**  
Approx. 80.8 sq. metres (870.0 sq. feet)



Total area: approx. 163.4 sq. metres (1759.0 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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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