



**TYN Y TYLA,
PENYLAN ROAD, ABERTHIN, NEAR COWBRIDGE, CF71 7HB**

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**A STUNNING FAMILY HOME WITH SIGNIFICACNTLY EXTENDED ACCOMMODATION
AND WONDERFUL VIEWS OVER COMMON LAND AND FIELDS.**

- Cardiff City Centre 12.1 miles
- Cowbridge 1.2 miles
- M4 (J35) 7.9 miles

Accommodation and amenities:

Ground Floor

Porch • Hallway • Kitchen-breakfast Room • Dining Room • Conservatory • Utility Room • Two Double Bedroom, one with En Suite Shower Room and walk-in Wardrobe • Bathroom • Study

First Floor

Large Living Room • Two Double Bedrooms both with En Suite Shower Rooms

Garage • Workshop

Gardens

EPC Rating: B89



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SITUATION

The Village of Aberthyn includes a combination of stone-built Cottages and houses together with more modern properties and is surrounded by farmland and the adjoining Stalling Down Common which allows pleasant walks. The Village also includes two public houses and a Village Hall. The nearby Market Town of Cowbridge has a range of shops and services to suit all needs. There are well regarded local Primary and Secondary Schools in addition to a Waitrose, public library and health centre. Recreation facilities include a leisure centre and various sporting clubs, which offer tennis, squash, cricket, rugby, football and bowls. Cowbridge lies some 13 miles west of Cardiff which has the usual amenities of a Capital City including a main-line rail connection to London in around two hours.

ABOUT THE PROPERTY

Tyn y Tyla is an extremely stylish home in an outstanding location with fine views over common land. With accommodation of close to 3000 sq ft., it affords families a great deal of flexibility and adaptability. To the heart of the first floor is a large living room open to the pitch of the ceiling which has, as a focal feature, a contemporary woodburner. Windows look from here over the rear lawn and, to the front, over Stalling Down common. Flanking this central lounge are the two largest bedrooms, both of which are good double and both have luxurious modern en suite shower rooms. There are two further double bedrooms to the ground floor, one with en suite shower room and a walk-in wardrobe; there is, in addition, a bathroom / cloakroom accessed from the hall; and a study. A stunning kitchen includes a particularly good range of units with solid granite worktops and matching central island. Appliances, where fitted, are to remain and include a Rangemaster 'Elan' range cooker, a twin drawer-style fridge, wine cooler and microwave. There is plumbing for both a dishwasher and a washing machine to an adjacent utility room. The kitchen has a window looking to the rear garden and a broad, tall picture window to the front. An adjoining dining room links through to a conservatory, from which there is access to a sheltered garden.

GARDENS AND GROUNDS

Fronting Penylan Road, there is a broad off-road parking area from which a gated entrance leads to a path to the entrance porch. A sectional, roller door opens into a garage (approx. max 4m x 4.5m) with a tiled floor and power connected. A door to the rear of the garage opens into a neat L-shaped workshop / store. Immediately in front of the property is an area of lawn leading, in turn, to a more sheltered garden accessed from, and overlooked by, the conservatory. Decked steps from here lead up to a seating area with built-in hot tub beyond which is a considerable lawn.

TENURE AND SERVICES

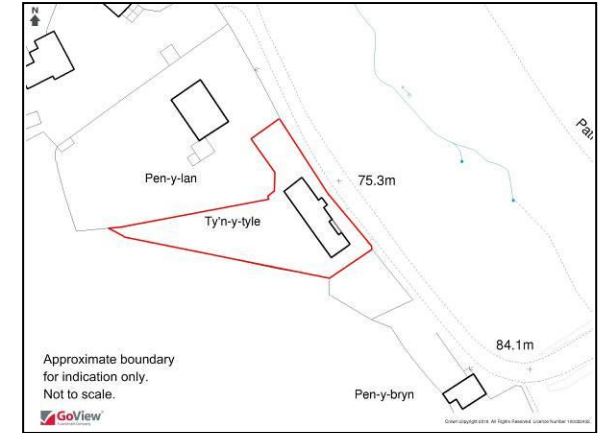
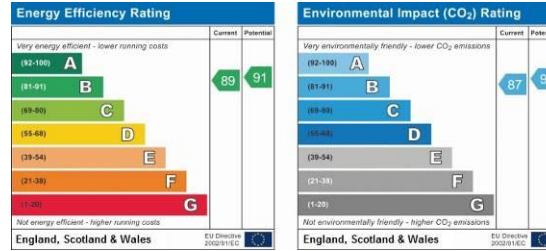
Freehold. Mains electric, water and gas connect to the property. Cess pit drainage. Solar panels (to remain) provide supplementary hot water and electric. There is also a generous 'feed-in tariff' available by separate negotiation (further information available from the Seller).

DIRECTIONS

From our Cowbridge offices travel in an easterly direction along High Street into Eastgate. Turn left at the traffic lights into Aberthyn Road turn left into the village of Aberthyn. On entering the village, turn right by 'the tree'; then take the first right again into Penylan Road. Tyn y Tyla is located approximately two thirds of the way up this hill on the right hand side, before the 'S-bends'.

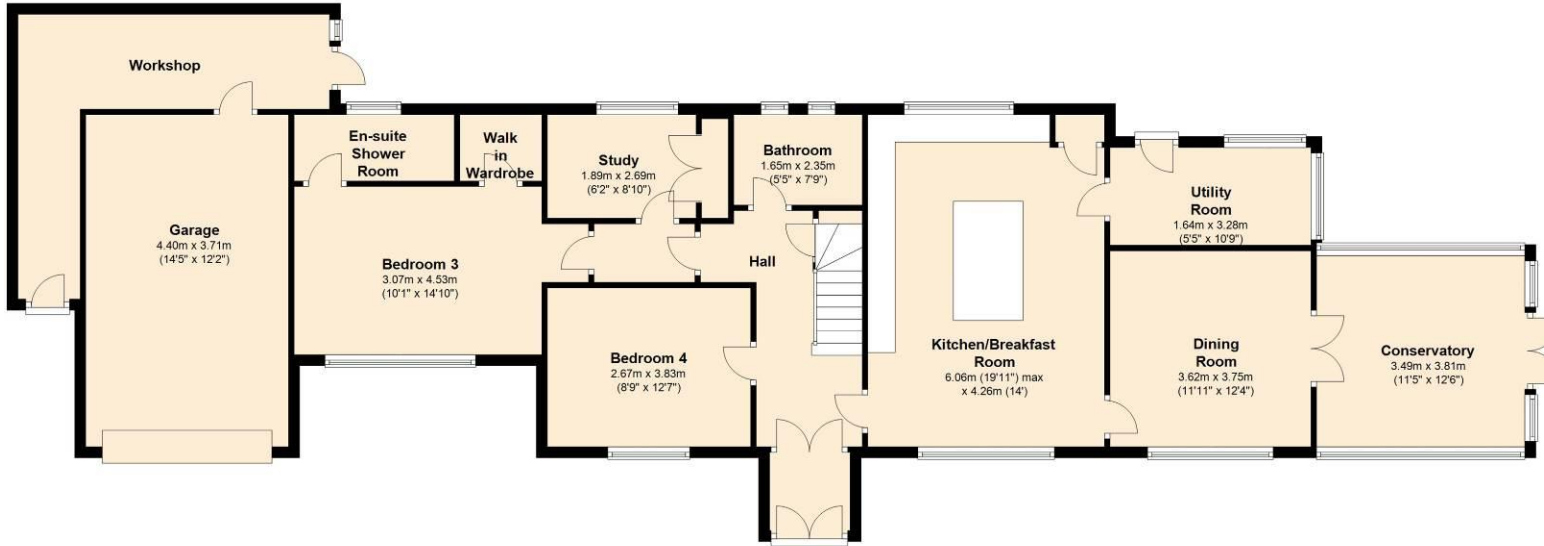


Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form part of any contract.



Ground Floor

Approx. 153.1 sq. metres (1648.2 sq. feet)



First Floor

Approx. 118.5 sq. metres (1275.0 sq. feet)

