



## 10 The Larches

Ystradowen, Cowbridge, CF71 7TT

Price £699,950

HARRIS & BIRT



An excellent opportunity to purchase this five bedroom detached family home which is tucked away at the top of a quiet cul de sac on a high quality development within the popular Vale village of Ystradowen.

The property offers spacious accommodation throughout and briefly comprises; entrance porch, through to entrance lobby, living room, conservatory, a 'heart of the home', open plan kitchen/dining/family room, study/snug and cloakroom. To the first floor are five excellent sized bedrooms with fitted wardrobes to four, en suite and family bathroom fitted to a high standard.

To the outside is a block paved driveway providing off road parking and access to an integrated double garage with access from entrance porch. Gated side access leads you to the private, enclosed rear garden which is bordered with close boarded fencing.

The Village of Ystradowen is situated just a short drive away from the bustling market town of Cowbridge with an array of shops, restaurants and a very popular Comprehensive School and is also a short drive away from Pontyclun where there is a park and ride station with direct links to Cardiff and Swansea. Also within walking distance to this property is the recently renovated White Lion country kitchen public house and a petrol station/village shop. The property is found in excellent decorative condition.

- Executive Detached
- Five Bedrooms
- Integrated Garage
- Cowbridge Comprehensive School Catchment Area
- Corner Plot on an Exclusive Cul De Sac
- 'Heart of the Home' Kitchen/Dining/Family Room
- Attractive Wrap Around Gardens
- EPC: D

## Accommodation

### Ground Floor

#### Entrance Porch 9'1" x 4'6" (2.77m x 1.37m)

The property is entered via UPVC front door with inset half glazed opaque vision panel. Further natural light via two fixed pane UPVC opaque glazed panels. Skimmed walls. Coved and skimmed ceiling. Coir matted flooring. Space for shoes and cloaks. Internal door offers access into double garage. Wooden fully glazed door opens into;

#### Entrance Lobby 13'3" (max) x 10'5" (max) (4.04m (max) x 3.18m (max))

Sizable light and spacious entrance lobby with full turn stair case leading to first floor landing. Skimmed walls. Coved ceiling. Ceramic tiled flooring. Fitted radiator. Communicating doors to all ground floor rooms.

#### Living Room 13'3" x 22'7" (4.04m x 6.88m)

Principal reception space. Well proportioned with UPVC double glazed bay window to front elevation. Attractive Oak patio doors open through into conservatory. Sleek pebble effect gas fire set into a marble hearth and surround. Skimmed and papered walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator.

#### Conservatory 12'9" x 9'8" (3.89m x 2.95m)

An attractive conservatory with UPVC construction set on a dwarf wall with range of UPVC double glazed windows. UPVC fully glazed patio doors opening out to rear decked terrace. Polycarbonate roof pitched structure. Skimmed walls. Power and light. Fitted radiator. Marble effect large form tiled flooring.

#### Study/Snug 9'6" x 12'6" (2.90m x 3.81m)

Excellent secondary reception space currently in use as snug. UPVC double glazed window to rear elevation. Skimmed walls. Coved ceiling. Fitted carpet. Fitted radiator.

### Cloakroom

Modern fitted two piece suite comprising low level dual flush hidden cistern WC. Kohler modern wall hung pedestal wash hand basin with chrome mixer tap and under set vanity unit in a Walnut finish. Modern fitted high specification with high tiled walls and floor. Further papered walls. Coved ceiling. Chrome heated towel rail. Inset shelving.

#### Kitchen/ Dining/ Living Room 21'10 (max) x 22'8" (max) (6.65m (max) x 6.91m (max))

A wonderful heart of the home open plan S shaped living space. Modern fitted high specification kitchen comprising range of flush fronted high gloss wall and base units with sleek brushed chrome handles. Set under and over a Quartz worksurface. Range of curved units. Features comprising wall mounted glass display case. Open wine storage.

Integrated Hotpoint dishwasher behind matching decor panel. 1.5 sink and drainer with chrome power mixer tap and grooved drainer. Matching Quartz upstand and window sill. Bosch electric fan oven with gas four ring hob. Hotpoint chrome glass chimney extractor. Tall ladder unit. Inset American style fridge behind matching decor panel. Matching fitted island with matching base units and worksurface with over hanging breakfast bar. Under counter low level LED lighting. UPVC composite three door run of fully glazed bi-folding doors open out onto decked terrace. Skimmed and papered walls. Coved ceiling. Large marble effect tiled floor. Fitted radiator. UPVC double glazed picture window overlooking rear garden from kitchen sink. Separate UPVC fully double glazed pedestrian door offers access to side garden adjacent to a UPVC double glazed window. Further skimmed walls. Coved and skimmed ceiling. Range of LED chrome spotlighting. Modern sleek chrome vertical radiators.

### First Floor

#### Landing

Access via full turn carpet staircase to open gallery landing. UPVC double glazed picture window to front elevation. Fully skimmed walls. Coved ceiling. Fitted carpet. Good sized airing cupboard housing open shelving. Access to loft via hatch. Communicating doors to all first floor rooms.

#### Master Suite Bedroom 13'5" x 15'7" (4.09m x 4.75m)

Good sized double bedroom. UPVC double glazed picture window to rear elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Built in six door run of fitted wardrobes with two mirror fronts. Doorway through to;

#### Master Suite Bathroom One

Recently re fitted and offering high specification. Three piece suite comprising oversized quadrant shower cubicle with integrated chrome rainfall shower and separate shower head fitment. Behind a chrome glazed shower screen. Inset shelving. Low level dual flush hidden cistern WC. His & Hers wall mounted wash hand basin with chrome mixer tap and under set vanity unit in a slate grey. Attractive feature split face tiled wall with two LED touch screen mirrors. UPVC double glazed opaque window to front elevation. Fully tiled splash backs with contrasting tiled floor. LED chrome spotlighting. Wall hung heated towel rail.

#### Bedroom Two 9'5" x 11'1" (2.87m x 3.38m)

Attractive double bedroom. UPVC double glazed picture window to rear. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator.

#### Bedroom Three 9'10" x 11'2" (3.00m x 3.40m)

Another good sized double bedroom. UPVC double glazed picture window to rear elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Range of built in three door run of wardrobes.

#### Bedroom Four 11'1" x 9'7" (3.38m x 2.92m)

Forth double bedroom. UPVC double glazed picture window to rear elevation. Skimmed walls. Coved and skimmed ceiling. Fitted carpet. Fitted radiator. Built in four door run of fitted wardrobes two mirrored to front.

#### Bedroom Five 8'3" x 9'6" (2.51m x 2.90m)

Currently in use as study. Attractive double bedroom if necessary. UPVC double glazed window to front elevation. Skimmed walls. Coved and skimmed ceiling. Wood effect flooring. Fitted radiator. Built in three door run of fitted wardrobes.

### Bathroom

Another well appointed high specification bathroom. Comprising four piece suite comprising oversized Rosco tiled panel bath with separate chrome shower head fitment. Oversized wall hung wash hand basin with underset curved vanity unit. LED eyeliner mirror. Chrome mixer tap. Walk in wet room style integrated chrome shower with fitted shower head behind a curved shower screen. Low level hidden cistern WC. Tiled walls and splash backs. Skimmed walls and ceiling. LED spotlighting. UPVC double glazed opaque window to front elevation. Chrome heated towel rail.

#### Garage 17'6" x 20'1" (5.33m x 6.12m)

Good sized double garage with electric up and over garage door. Power and light. Water. Range of fitted base units. Fitted work surface. Chrome sink and drainer. Space for washing machine and tumble dryer. Set on a concrete base with access to loft via hatch. Baxi boiler housed to wall.

### Outside

#### Gardens & Grounds

The property is entered via an attractive block paviour driveway. Plenty of parking for numerous vehicles to front. Situated in a corner plot with pedestrian side access and secluded via mature hedge rows and shrubbery. The rear is private and secluded via close boarded fencing and adolescents evergreen trees and wraps around the property to create a patio laid side terrace with lawned parcel. Raised decked terrace to rear offering access to kitchen/ dining room and conservatory. Large parcel of lawn to rear with adolescents trees planted. Attractive and well maintained garden.

### Services

The property is serviced by mains gas electric water and drainage.

### Directions

From our office at 65 High Street travel down Eastgate and take a left to the village of Aberthin. Travel through the village of Aberthin and Maendy into the village of Ystradowen. As you reach the village of Ystradowen about 200 meters in turn right for The Larches. At the T junction take a left and follow the road around and number 10 is in the corner on the right.



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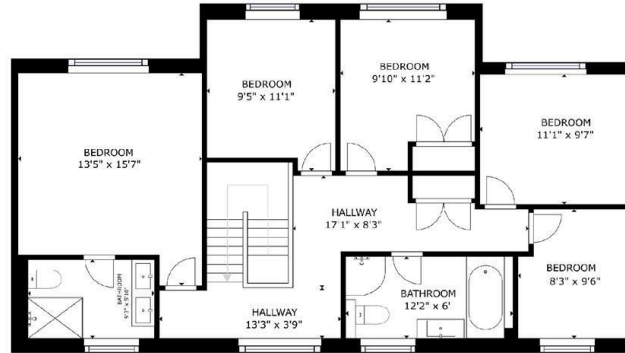


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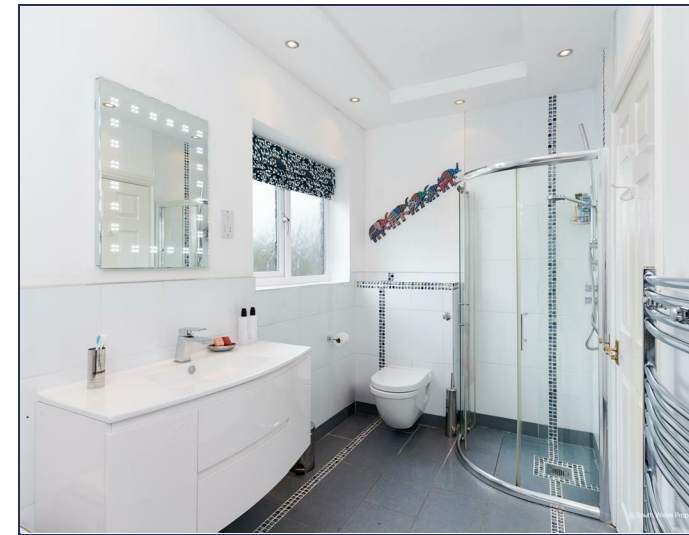


FLOOR 1  
HARRIS & BIRT

GROSS INTERNAL AREA  
FLOOR 1: 1,006 sq. ft. FLOOR 2: 959 sq. ft.  
EXCLUDED ANNEX GARAGE: 348 sq. ft.  
TOTAL: 2,313 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			83
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

