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# Holly Barn

East Aberthaw, CF62 3DD

Offers In The Region Of £750,000

HARRIS & BIRT



A charming detached barn conversion located in the quaint village of East Aberthaw. This property consists of three reception rooms, spacious kitchen, utility room and downstairs W.C. With three spacious double bedrooms, single bedroom and two bathrooms to the first floor. A further fifth bedroom to the second floor with natural lighting via Velux windows and exposed wood beams.

Situated in a semi-rural setting, this home provides a peaceful and private location. The exposed beams throughout the house add a touch of traditional charm, creating a warm and inviting atmosphere. With a long drive, double garage and additional garage converted into storage space, there is ample parking space available. The property also benefits from a large paddock.

Local facilities include the Blue Anchor which is a thatched pub thought to date from a similar time to this cottage. Just a few minutes drive down the coast is the village of Rhoose with a more extensive range of local facilities including schooling, shops and a railway station on the coast line between Bridgend and Cardiff. The property is just a short walk from the beach and heritage coastline and offers easy access to the good local road network bringing major centres including the capital city of Cardiff, Bridgend, Barry, Llantrisant, Cowbridge etc all within comfortable commuting distance.

- Detached Barn Conversion
- Three Reception Rooms
- Spacious Garden
- Detached Double Garage
- EPC Rating - E
- Five Good Sized Bedrooms
- Character Features Throughout
- Plenty Of Off Road Parking
- Walking Distance To The South Wales Coastal Path

## Accommodation

### Ground Floor

#### Entrance Hallway 10'11 x 21'10 (3.33m x 6.65m)

The property is entered via wooden door with double glazed windows and glass panels. Tiled flooring. Skimmed walls and ceiling. Windows to side and rear. Radiator. Feature double door with glass panel and steps down to living room. Stairs to first floor landing.

#### Living Room 24'2 x 18'5 (7.37m x 5.61m)

Large feature window to front. Dual aspect vision panels to front and rear. Wooden tiled flooring. Pendant ceiling light. Wall lights. Radiators. Door to large storage area. Double doors into kitchen.

#### Kitchen 17'2 x 20'0 (5.23m x 6.10m)

Fitted kitchen with features to include range of wall and base units. Granite work surface. Belfast sink with mixer tap, wooden surround with draining grooves. Range Master 110 hob and oven. Space for fridge/ freezer. Integrated dishwasher. Cupboard housing boiler. Tiled splash backs. Tiled flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator. Two feature windows to front with door to outside. Door to utility room. Door to dining room.

#### Utility Room

Wall and base units. Granite effect work surface. Stainless steel sink and drainer with mixer tap. Space for washing machine/ dryer. Tiled flooring. Skimmed walls and ceiling. Tiled splash backs. Door into WC.

#### WC

Two piece suite composing low level WC. Pedestal wash hand basin with mixer taps. Tiled flooring. Partly tiled walls. Further skimmed walls and ceiling. Pendant ceiling light. Radiator.

#### Dining Room 21'1 x 13'0 (6.43m x 3.96m)

Steps into dining room. Windows to side and rear. Partly tiled flooring. Further carpet flooring. Skimmed walls and ceiling. Pendant ceiling light. Wall lights. Exposed beams. Radiators. Loft access via hatch. Door through into snug/ sitting room.

#### Snug/ Sitting Room 12'0 x 10'7 (3.66m x 3.23m)

Window to side and rear. Tiled flooring. Skimmed walls and ceilings. Pendant ceiling light. Exposed beam. Radiator.

### First Floor

#### Landing

Carpet stairs leading up to first floor landing. Skimmed walls and ceiling. Pendant ceiling light. Exposed beams.

#### Master Suite Bedroom 12'5 x 18'6 (3.78m x 5.64m)

Large open double bedroom. Window to side. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling lights. Wall lights. Vaulted ceilings. Exposed wood beams. Radiators. Wooden side door with glass panel. Railings and steps leading to garden. Door to en suite.

#### Master Suite Bathroom

Three piece suite comprising low level WC. Wall hung wash hand basin with chrome mixer tap. Shower hand held shower fitment. Window to side. Tiled flooring and walls. Vertical heated towel rail. Pendant ceiling lights.

#### Bedroom Two 9'8 x 16'9 (2.95m x 5.11m)

Velux window. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling light. Vaulted ceiling. Exposed wood beams. Glass panels.

#### Bedroom Three 10'3 x 13'10 (3.12m x 4.22m)

Velux window. Vaulted ceiling. Exposed wood beams. Further feature window to rear. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator.

#### Bedroom Four 8'4 x 13'10 (2.54m x 4.22m)

Window to rear with deep sill. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator.

#### Bedroom Five 18'10 x 13'5 (5.74m x 4.09m)

Single bedroom. Window to rear. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator.

#### Bathroom

Three piece suite comprising low level WC. Pedestal wash hand basin with hot and cold taps. Bath with shower head

attachment and taps. Vinyl flooring. Partly tiled walls. Further skimmed walls and ceiling. Radiator.

### Outside

Accessed via gate. Large stone drive. Concrete area for parking. Electric point. Large garden paddock. Wooden fence. Mature trees and shrubbery boundary.

### Garage

Two double door garage with electric.

Further garage with door access. Stairs up to further storage space.

### Services

The property is serviced by mains electric, water, drainage and LPG Gas.

### Directions

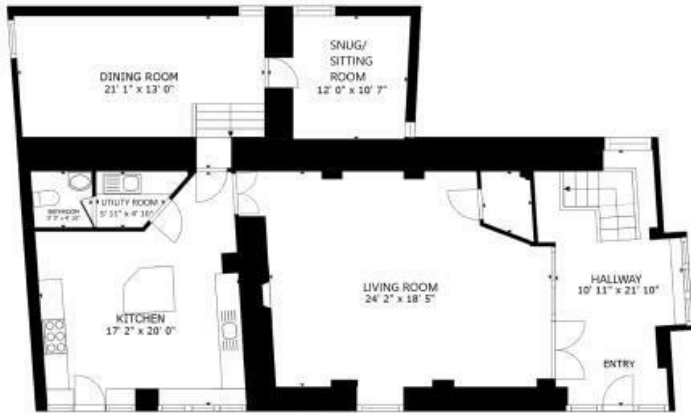
Travelling from our office in Cowbridge. Travel out of Cowbridge towards Cardiff down the A48 until you reach the Sycamore Cross junction. Take a right onto the newly built five mile lane towards Barry. At the Weycock Cross roundabout take a right and follow this road towards the airport. When you reach the village of Rhoose, continue through the village, following the road out of Rhoose you will pass Fontygary Park entrance on the right hand side. Keep following Fontygary Road towards East Aberthaw, when approaching East Aberthaw continue through and to the right you will see Blue Anchor Inn, take the first right after Blue Anchor and immediately to the left you will arrive.



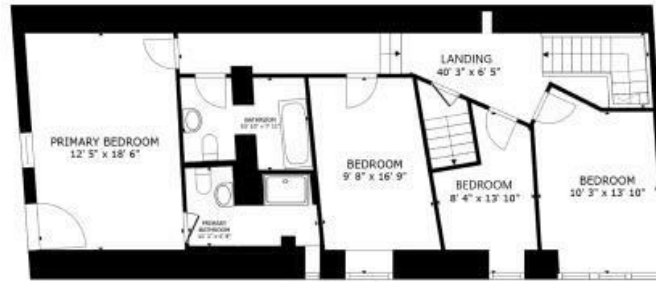








FLOOR 1



FLOOR 2



FLOOR 3

**HARRIS & BIRT**  
CHARTERED SURVEYORS & ESTATE AGENTS

GROSS INTERNAL AREA  
FLOOR 1 1,568 sq.ft. FLOOR 2 1,193 sq.ft. FLOOR 3 253 sq.ft.  
TOTAL : 3,013 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		47	55
		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	

